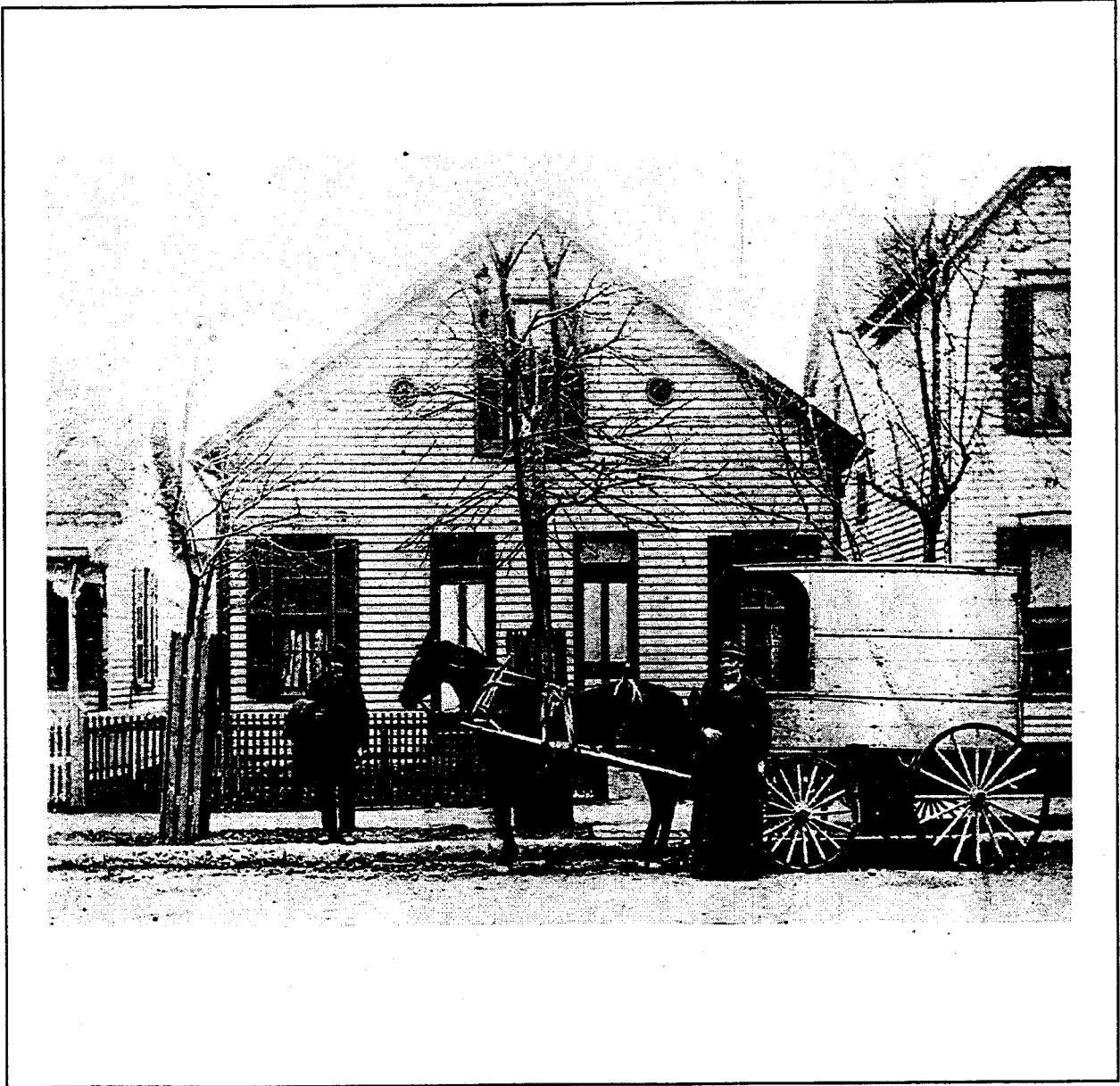


RANSOM PLACE CONSERVATION DISTRICT



INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

Cover Photo: Former residence of Benjamin and Frances Stout (c. 1890) at 811-813 California Street
was built c. 1875 (now razed).

The Stouts, with their vegetable wagon, were the first black City Market stand holders.

Photo provided courtesy of the Indiana Historical Society: the W.H. Bass Photo Collection.

Historic Area Preservation Plan
Ransom Place Conservation District
(HA-27 RP)

A part of the
Comprehensive Plan for Marion County

Adopted by the Indianapolis Historic Preservation Commission

June 3, 1998
July 1, 1998 (amended)

Adopted by the Metropolitan Development Commission

July 13, 1998

Prepared by:
Staff of the Indianapolis Historic Preservation Commission
In conjunction with
The Ransom Place Neighborhood Association, and
Historic Landmarks Foundation of Indiana, Inc.

The preparation of this plan was financed by
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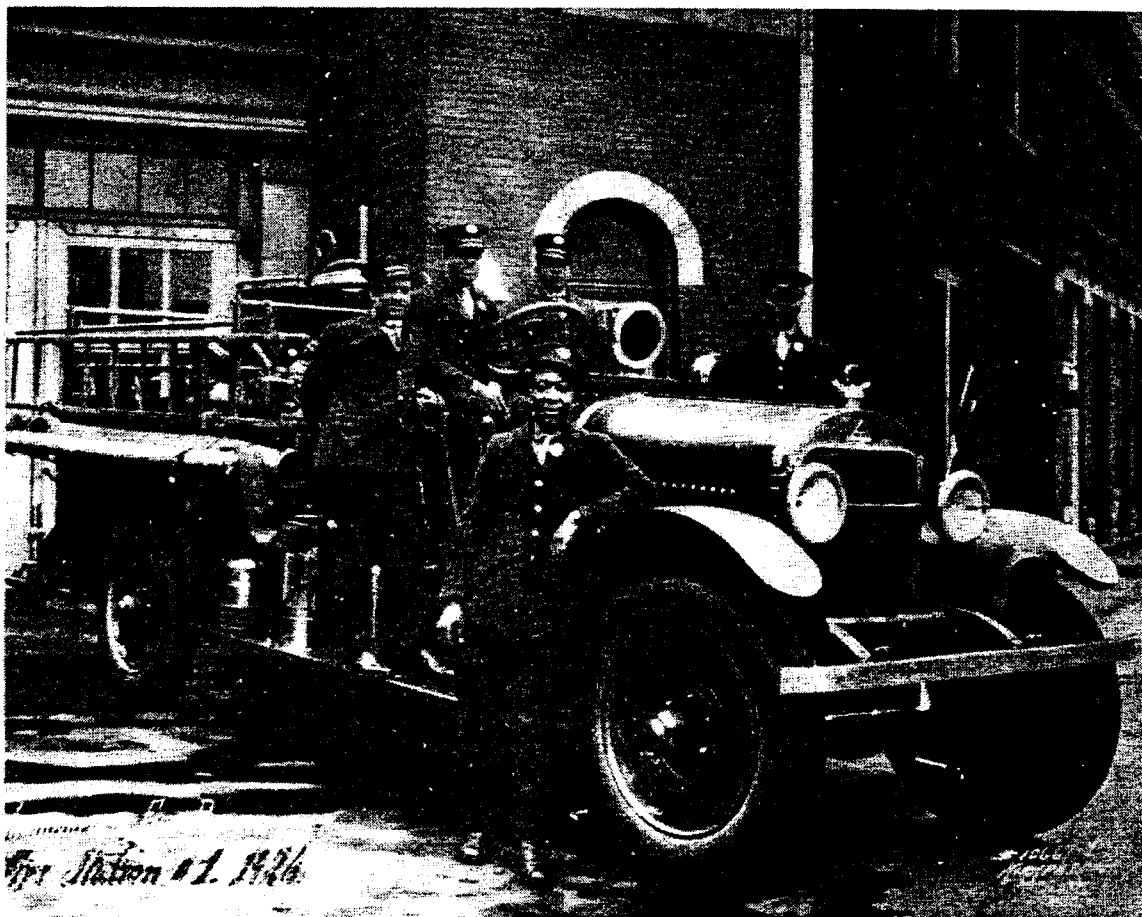
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INTRODUCTION



Indianapolis Fire Station #1 (1926), formerly at 441 Indiana Avenue, served the Ransom Place Area.
Here firemen are pictured with a 1921 Stutz Pumper.

RANSOM PLACE CONSERVATION AREA

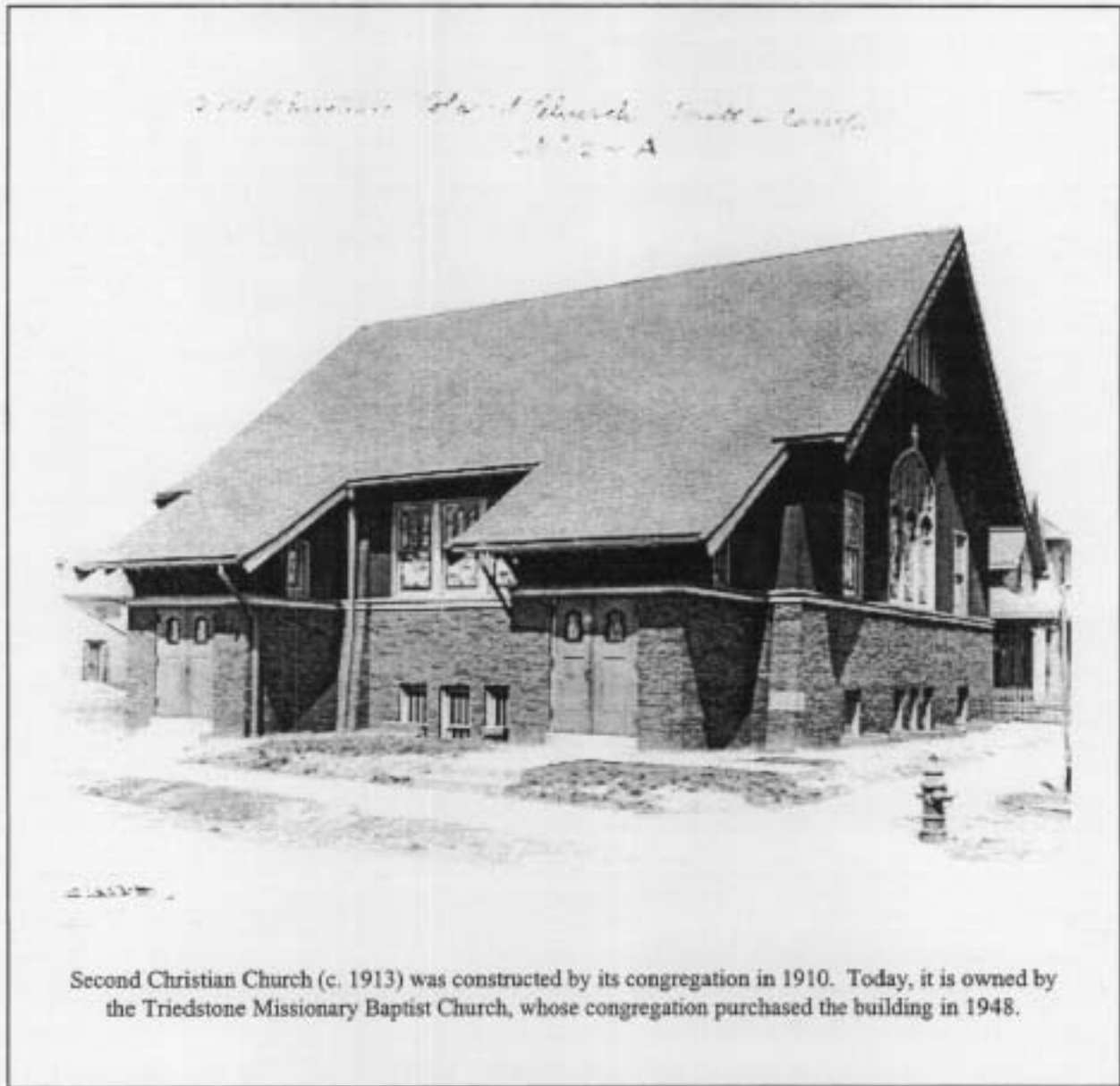
INTRODUCTION

The Ransom Place Conservation District, located to the northwest of downtown Indianapolis, represents what remains of a once larger African-American neighborhood. While this neighborhood once extended on both the east and west sides, new development has virtually isolated it, leaving a fragment of an area that was once home to many of the city's leading African-American citizens during the late nineteenth and early twentieth centuries. Development in the district flourished during the 1880s and 1890s. The construction during this time period was primarily made up of frame, one-story homes of modest vernacular styles. The high quality homes built during this period, often were owner-occupied, accounting for long-term neighborhood stability.

The Ransom Place Neighborhood Association approached the IHPC about protection of its historic resources and character. This Conservation District Plan represents the work of neighborhood volunteers and committees which began in October of 1996. The plan also represents the first use of IHPC's "Conservation Plan Workbook." The workbook was created to facilitate the process between staff and the neighborhoods during the designation process. The goal of the workbook is to incorporate increased neighborhood involvement into the plan, allowing neighborhood residents to be involved in the process of determining appropriate objectives as well as obtaining resident support for the plan early in the process.

The Historic Landmarks Foundation of Indiana played a significant role in this process by providing staff support and assistance to the neighborhood. The organization's long term commitment stems from its investment in the neighborhood through the FLIP program as well as interest in the preservation of Ransom Place as an African-American neighborhood.

CONSERVATION AREA DELINEATION



CONSERVATION AREA DELINEATION

The Ransom Place Conservation District is bounded by Tenth Street on the north, Dr. Martin Luther King, Jr. St. on the east, Paca Street on the west, and St. Clair Street on the south. Included in the Conservation District is a small branch of buildings bounded by Dr. Martin Luther King, Jr. St. on the east, Tenth Street on the south, Eleventh Street on the north and the alley that services the rear of these structures on the west. Boundaries for the Ransom Place Conservation District were selected based upon historical significance, physical properties, the previous boundaries set forth by the National Register of Historic Places and the resident's perception of the actual boundaries of the neighborhood. While this neighborhood once extended on both the east and west sides, new development has virtually isolated it. To the south is an apartment complex, to the north a strip mall, to the east a four lane road, and to the west a retirement home and a second strip mall. Research revealed the remaining houses to have been the homes of many of the city's leading African-American citizens during the late nineteenth and early twentieth centuries.

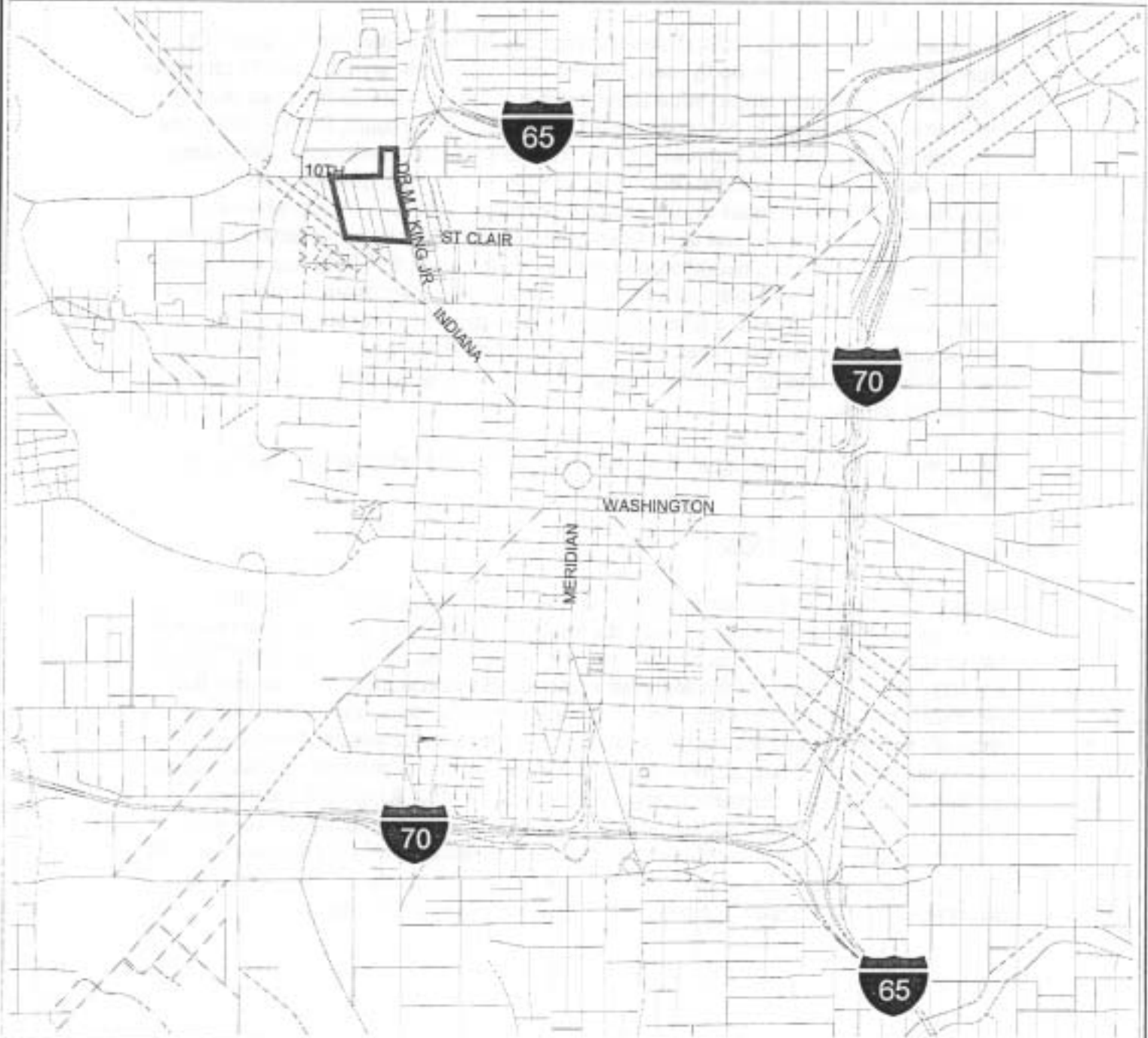
The boundary officially designated by this plan is described below and is depicted on page 5.

BOUNDARY DESCRIPTION

Beginning at the southeast corner of the intersection of Paca and 10th Streets, the boundary line proceeds eastward along the southern edge of 10th Street two and one half blocks to the intersection of an alley (between California and Dr. Martin Luther King, Jr. Streets) and 10th Street. At the southeast corner of this intersection, the boundary line proceeds north along the eastern edge of said alley to 11th Street. From here, the line proceeds eastward along the southern edge of 11th Street to the southwestern corner of its intersection with Dr. Martin Luther King, Jr. Street. From this point, the boundary turns southward and follows the western edge of Dr. Martin Luther King, Jr. Street to the northwest corner of its intersection with St. Clair Street. The line then proceeds west along the northern edge of St. Clair Street to the northeast corner of the intersection of St. Clair and Paca Streets. From here, the line continues north, along the east side of Paca Street to its point of origin: the southeast corner of Paca and 10th Streets.

General Location Map

Ransom Place Conservation District



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Historic Preservation
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June 3, 1998

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Data Source: The City of Indianapolis
Geographic Information Systems

1000 0 1000 Feet



Ransom Place Boundary Map

Ransom Place Conservation District

(See narrative description for exact boundaries)



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National Register
Boundary



Local Conservation
District Boundary

50 0 50 Feet



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HISTORICAL & ARCHITECTURAL SIGNIFICANCE



The Flanner House Tuberculosis Clinic, formerly located at the corner of West and St. Clair Streets, served the Ransom Place neighborhood. Here, mothers pose with their children.

ARCHITECTURAL AND HISTORICAL SIGNIFICANCE

HISTORICAL SIGNIFICANCE

In 1821 Alexander Ralston laid out his plan for Indianapolis. His design called for a mile-square grid bounded by North, South, East, and West Streets, and crossed by two diagonal streets intersecting at the Monument Circle in the center. A small pocket of modest vernacular houses located just north and west of these original boundaries represents an early, intact neighborhood associated with the city's prominent and well-established African-American population. Today, due to the industrial and commercial expansion of the city, the three block area bordered by Tenth, Paca, St. Clair, and Dr. Martin Luther King, Jr. St., along with a one-half block to the north bordered by Eleventh, Dr. Martin Luther King, Jr. St., and the alley to the west, remains as a reminder of an area once considered a prestigious address by the African-American community.

Since the early history of Indianapolis, the near-westside provided housing for a substantial portion of the black community. Although there is no federal census for Indiana prior to 1840, early statistical information indicates "free colored" residents living in Indianapolis.¹ Historian Earline Rae Ferguson wrote, "by 1836 Indianapolis blacks were clustered on the banks of the canal in an area called 'Colored Town.'"² The poor quality of the land and its marshy tendencies created an availability of inexpensive land which attracted low income ethnic groups. Also referred to as "Bucktown," this area located southeast of the City Hospital (now Wishard Hospital), is thought to be the site of the oldest black neighborhood in Indianapolis.³

Throughout the late nineteenth century the area south of Washington Street (Ward 5) contained the largest ethnic population in the county. Both foreign-born and blacks resided in this ward. Black residents also reached into the area north of Washington Street and west of Mississippi Street (Senate Ave.).

The establishment of black churches helped define ethnicity in these areas. In 1849 the Second Baptist Church established itself on Missouri Street (Ward 5) between Ohio and New York Streets. The African Methodist Church settled south of Washington Street on Georgia Street just east of the Central Canal to serve the residents of Ward 5.⁴

In response to the steady increase of black residents from the 1850s through the 1880s, numerous black institutions were organized. In 1876 six women and one man organized the Sisters of Charity. Their goal was to meet the needs of migrant blacks who came to Indiana from the South after the Civil War. Around 1900, the focus of the organization narrowed to the establishment of a hospital for blacks. This was an answer to the problem of the time, as non-admittance or segregation of blacks was the policy of most

¹ Divita, Dr. James, *Ethnic Settlement Patterns in Indianapolis* (Indianapolis: Marian College, 1988), p. 11.

² Ferguson, Earline Rae, *Black History News and Notes*, May 1988.

³ Weathers, Nelda A., *How the Negro Lives in Indianapolis*, M.A. Thesis 1924 (Indiana University), p.7.

⁴ Divita, p. 14.

public and private hospitals.⁵ In 1911 the Sisters of Charity State Hospital opened in Indianapolis at 1502 North Missouri, where it remained until 1918 when it moved to 502 North California.⁶ At this sight on the northwest side, the hospital administered to the residents of Ransom Place and the surrounding area through 1923.

The state-wide network of Sisters of Charity lodges did not end with the closing of the hospital. Although numbers decreased over the years, the Sisters of Charity is still an active charitable organization operating from their long-time headquarters located at 1034-36 Dr. Martin Luther King, Jr. St. This building in the Ransom Place Conservation District serves as a symbol of the once-thriving African-American community and a memorial to those men and women who dedicated themselves to the care of needy people for over one hundred years.

The Indiana Avenue Neighborhood House opened in 1897 to meet the needs of both black and white residents of the near west-side. Established by the Charity Organization Society (COS), the neighborhood house focused its efforts "...in a district whose population was rapidly changing from white to predominantly Negro."⁷

The increasing dominance of blacks on the westside contributed to the growing rivalries between ethnic groups settled along the canal. Dr. James Divita points to the clashes between ethnic groups and the census figures which support the increasing separation of blacks and foreign-born residents. "By 1890, of the five wards with the least blacks (less than two percent), three of them (Wards 24, 22, and 23) had the most foreign-born residents. Of the five wards with the least foreign-born (9.1 percent-5.8 percent), two of them (Wards 4 and 3) were heavily black."⁸

A decision to separate black and white children attending the Indiana Avenue Neighborhood House led to the establishment of Flanner House. Frank Flanner, a white businessman, donated a cottage in 1898 to house the new group. Though established strictly for blacks, Flanner House was run by a bi-racial organization. Over the years the settlement house emphasized training and moral improvement. Vocational training and self-help programs encouraged blacks to better their situations. In 1918 Flanner House moved from a location near the present site of Lockefield Garden Apartments (900 Indiana Ave.) to 802 North West Street, closer to the center of the black neighborhood.

Construction of homes in the district flourished during the 1880s and 1890s. A comparison of property owners, City Directory listings, and census records indicate many of the houses were owner-occupied. This may account for the higher quality of construction and stability of this neighborhood in comparison to other ethnic neighborhoods in proximity.

⁵ Cunningham, Joan, *The Grand Body of Sisters of Charity*, Black History News and Notes, February 1990, p. 4.

⁶ Ibid., p. 6.

⁷ Crocker, Ruth Catherine, *Social Settlements in Indianapolis, Indiana 1890-1930*, M.A. Thesis 1975 (Purdue University), p. 45.

⁸ Ibid., p. 27.

Occupations of early residents represent a variety of work which further acknowledges the stability and financial security of the district's residents. Several leaders of the black community and leading businessmen lived in the Historic Ransom Place District. Former district resident, Frances Stout, whose grandparents lived at 813 California Street and who owned a stand at the City Market, said the 800 block of California Street was known as the "Negro Meridian Street."⁹ This refers to the city's premier white residential street, North Meridian (National Register 9-22-86).

Following World War I the district became more segregated. The rise of the Indiana Ku Klux Klan in the 1920s further emphasized the lines between blacks and whites in Indianapolis. In March 1926, the City Council passed an ordinance upholding residential segregation. Ordinance Number 15 stated it is "...advisable to foster the separation of white and Negro residential communities..."¹⁰ The ordinance remained in place until ruled unconstitutional in November of 1926.

The need for the black community to meet its own needs created a more vibrant and active Indiana Avenue. The establishment of the Walker Theater in 1927 provided a "social, cultural, educational, and business center for the black community."¹¹ Further entertainment establishments joined the service-oriented businesses along the Avenue.

In contrast to the district, other black neighborhoods suffered during the same period. In the area near the City Hospital, slums formed. From circa 1918 to 1921 rents doubled on properties squeezed together on narrow, unpaved, sewerless streets. The cheaply constructed houses fell into disrepair.¹² The Depression took its toll on all parts of the black community. The 1930s began an increase of absentee landlords that would not reverse itself. Many homes in the district experienced decline and deterioration.

The construction of Lockefield Garden Apartments in 1937 (NR 2-28-83), responded to the deplorable housing conditions of low income black citizens. The land was cleared of deteriorated housing and replaced with modern, well-designed apartment units.

To further combat the problem of slum housing, the city formed the Indianapolis Redevelopment Commission in 1945. The Commission originally selected an area bounded by 16th, 10th, West, and Milburn Streets and Stadium Drive. This area became the site of the Flanner House Homes self-help program. This program used land cleared by the Redevelopment Commission for houses constructed by qualified residents.

In addition to containing quality architecture and providing housing to well established residents, the designation of Ransom Place as a rehabilitation area is perhaps a major element in the continued existence of the neighborhood. In the numerous "slum areas" the land bounded by W. 9th St., W. 10th St., West, and St. Clair Streets was designated the first rehabilitation project by the Redevelopment Commission. The Commission wrote: "The program is designed to aid those who live in deteriorated neighborhoods in the

⁹ Personal Interview with Frances Stout, February 28, 1992.

¹⁰ *Indianapolis Recorder*, March 6, 1926, p. 1.

¹¹ *Black History News and Notes*, No. 35, February 1989.

¹² Weathers, p. 10.

rehabilitation of their homes and other buildings, and otherwise correct conditions which would soon lead to the declaration of the area as a slum.”¹³

The following years saw the growth of Indiana University-Purdue University at Indianapolis (IUPUI), at which time the majority of houses on the near-westside were cleared. A 1968 map of the area entitled, “University Quartered District Zoning” includes Ransom Place within its boundaries. Because of its distance from the main campus buildings, however, the district escaped destruction.

ARCHITECTURAL SIGNIFICANCE

The Ransom Place district experienced the majority of its growth in the 1880s to 1900s. Its houses are primarily frame, one-story dwellings of modest vernacular styles typical of the late nineteenth and early twentieth centuries. While many of these buildings have undergone alterations, they still retain their original plan and frequently their original trim and decoration. The houses are sited on narrow, grid-patterned streets oriented to the diagonal Indiana Avenue, with sidewalks and shallow setbacks.

Several homes such as 815 and 847 California, and 849 Camp Street display the typical cottage characteristics of the area, and retain much of their original ornamentation. The home at 815 California Street, for example, is a one-story frame cottage constructed c. 1895. The simple construction of the house is ornamented by Stick Style window trim and patterned shingles on the front gable. This styling is characteristic of much of the construction seen in the district.

Though not abundant in the district, Camp Street does possess a small collection of shotgun houses. The homes at 919, 921, 943, and 945 Camp Street reflect this style. Each of the shotguns appears to date to c. 1875. The simplicity of these homes in style and scale speak to the humble beginnings of the area.

Several larger scale houses are interspersed between the one-story dwellings of Ransom Place. Among these, 833-35 and 947-45 Camp Street, and 912-14 California Street represent the two-story homes constructed during the late nineteenth century.

The only historic non-residential structures in the district are churches. Of the two, only 702 W. 9th Street is a contributing structure. Constructed in 1910, the building originally housed the Second Christian Church. The congregation remain at this location until 1948. The W. 9th Street church building exhibits typical Craftsman architectural details such as an overhanging roof with exposed rafters and purlins.

¹³ Ibid., p. 3.

EXISTING CONDITIONS



946 California Street (2001)

EXISTING CONDITIONS

The purpose of this section is to give a snapshot view of the general conditions existing within Ransom Place at the time this plan is developed and adopted. The neighborhood has seen a great deal of private and public investment over the last ten years and will undoubtedly see more in the future. Though surrounded by an expanding university and hospital complex and by redevelopment along the Central Canal, to date, the neighborhood has retained much of its historic character. This section will help to measure the change that occurs in the future.

EXISTING LAND USE

Ransom Place neighborhood consists of approximately 6 ½ blocks in the northwest corner of the Regional Center. The neighborhood is almost entirely residential and is the last remaining remnant of what was once a much larger midtown neighborhood.

Most of the land is used for single-family and two-family houses. The next most predominant use is vacant lots.

The neighborhood is divided into three distinct areas of land uses. The core of the neighborhood, along Camp St. and California St., is mostly single-family houses with a few multi-family residences and a scattering of a vacant parcels (several larger vacant sites are found along the east side of California St.). The most diverse land uses are found along Dr. Martin Luther King Jr. St. The least diverse uses are found along Paca St., where all but one parcel on the east side of the street has been developed with new single-family and double houses.

Land Uses in Ransom Place Neighborhood

LAND USE	% OF PARCELS		
	<u>Total Neighborhood</u>	<u>Along MLK St.</u>	<u>Along Paca St.</u>
Residential Use	66%	26%	100%
Single-Family/Double	60%	13%	100%
Multi-Family	6%	13%	
Vacant Parcels	24%	34%	
Church Use	7%	24%	
Commercial Use	2%	11%	
Non-Profit Use	1%	5%	
TOTAL	100%	100%	100%

Existing Land Use

Ransom Place Conservation District



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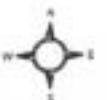
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- Single/Two Family
- Vacant
- Church
- Multi-Use
- Multi-Family
- Commercial

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EXISTING ZONING

The Ransom Place Conservation Area contains the following zoning districts:

- D8- Dwelling District (residential single-family, double, and multi-family)
- I3U - Industrial
- SU1 - Special Use Religious
- C3- Commercial

For complete information about permitted uses and development standards, consult the applicable zoning ordinance.

D8 – Dwelling District zoning covers 81% of the conservation area and all of the area except the parcels abutting Dr. Martin Luther King, Jr. St. The property along Dr. Martin Luther King, Jr. St. south of W. 10th St. is zoned for industrial uses and has a Special use zone for an existing, non-historic church. North of W. 10th St. the property is zoned half commercial and half residential.

Regional Center

A secondary “Regional Center” zoning district covers the area of downtown bounded on the north, east, and south by the I-65/I-70 inner loop and on the west by the Illinois Central Railroad tracks. Ransom Place Conservation Area is in this area. However, at the time of this plan, an ordinance exempts any area designated by the IHPC from the provisions of the ordinance.

Existing Zoning Map

Ransom Place Coservation District

(See narrative description for exact boundaries)



50 0 50 Feet



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	D-8
	C-3
	I-3-U
	SU-1

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Existing Historic Infrastructure Ransom Place Conservation District



50 0 50 Feet

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- Historic Brick Gutter
- Historic Stone Curb

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EXISTING EXTERIOR BUILDING CONDITION

The neighborhood was surveyed to determine the general conditions of buildings at the time this plan was being done. Based on a visual analysis from the street, each primary structure was rated in one of the following categories:

- New construction (built in the last 15 years)
- Significantly renovated (showing significant investment in improvements, regardless of consistency with design guidelines)
- Unrenovated and in sound condition (less than a total renovation, but basically well maintained)
- Unrenovated and poor condition (very little, if any, recent renovation and with obvious deterioration and poor maintenance)

Building Conditions in Ransom Place

RATING	NUMBER OF BUILDINGS	PERCENT OF BUILDINGS
New Construction	44	38%
Significantly Renovated	36	31%
Unrenovated, in Sound Condition	19	17%
Unrenovated, in Poor Condition	16	14%
TOTAL	115	100%

Existing Exterior Building Condition

Ransom Place Conservation District



**Indianapolis
Historic Preservation
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-  New Construction
-  Significantly Renovated
-  Unrenovated & Sound Condition
-  Unrenovated & Poor Condition
-  Not Surveyed

50 0 50 Feet



June 3, 1998

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Data Source: The City of Indianapolis
Geographic Information Systems



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PRESERVATION OBJECTIVES



St. Bridget's Academy, formerly at 815 N West Street, served as a school for African-American children from 1935 to 1972. The building was constructed in 1880 and demolished in 1998.

RANSOM PLACE CONSERVATION AREA

PRESERVATION OBJECTIVES

Building Objectives

- Support and encourage the rehabilitation of historic buildings in a manner that complements and reflects the history and character of the neighborhood.
- Support and encourage the use and continuing development of non-historic buildings to complement and reflect the history and character of the neighborhood.

Land Use Objectives

- Encourage and support single or double-family residential development within the neighborhood.
- Encourage the appropriate mix of commercial and residential development on Dr. Martin Luther King, Jr. Street.

New Development Objectives

- Encourage the construction of appropriate single or double-family residential housing on vacant lots throughout the district.
- Encourage the development of pedestrian-friendly services and convenience-oriented commercial uses in areas surrounding the district.

General Neighborhood Character Objective

- Promote the depiction and recognition of Ransom Place as a remnant of a much larger historic neighborhood.

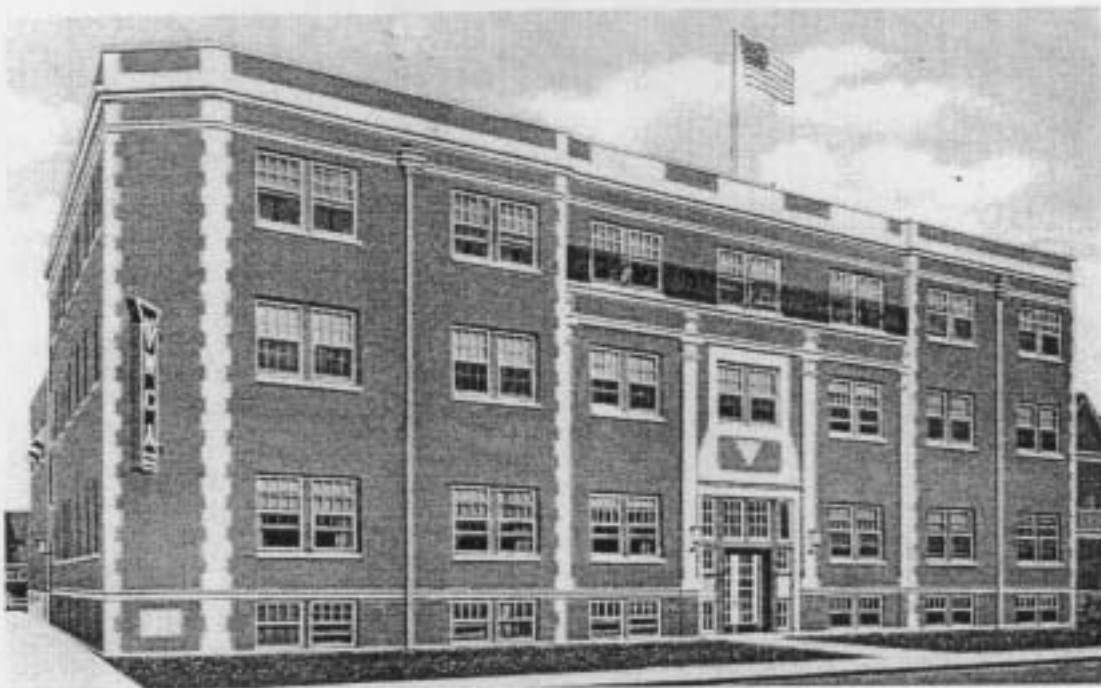
Revitalization/Stability Objective

- Encourage the establishment of businesses which serve neighborhood residents, attract pedestrian traffic, and are located in appropriate locations in the district.

Public Infrastructure/Amenities Objectives

- Improve pedestrian and vehicular amenities throughout the neighborhood.
- Install infrastructure and amenities to help denote the district.

RECOMMENDATIONS



YWCA Phyllis Wheatley Branch (c.1959), formerly at 653 N West Street, served the Ransom Place Area. The building, named to honor the famous colonial African-American poet, Phyllis Wheatley, was built in 1928 and reserved for African-Americans.

RANSOM PLACE CONSERVATION AREA

RECOMMENDATIONS

The purpose of this section is to provide recommendations for future actions that will affect the physical development and character of Ransom Place. The recommendations were developed by IHPC staff in consultation with neighborhood residents and property owners. As with any recommendations, they are meant to guide, not mandate, and are to be used as tools in developing actions and strategies for future decisions.

GENERAL LAND USE AND DEVELOPMENT RECOMMENDATIONS

The following land use and development recommendations were developed with the residents and property owners of Ransom Place who chose to participate in developing this plan. Their goal is to maintain and strengthen the residential, primarily single-family character of the neighborhood while recognizing a few unique properties in the area and recognizing the special development challenges along Dr. Martin Luther King, Jr. St.

SUB-AREA A

1. Encourage appropriate new single-family housing on vacant lots in the 900 block of California St. Consider doubles if in scale with surrounding single-family residences.
2. Encourage appropriate new single-family housing (and consider doubles) on other scattered vacant lots in sub-area A.
3. Encourage the establishment of a neighborhood-oriented small business (grocery, flower shop, lunch room, etc.) in the historic commercial building at the northeast corner of W. 9th St. and California St.
4. Encourage the continued use of the historic church building on the northwest corner of W. 9th St. and Camp St. for religious use. Consider conversion to institutional, residential or other use if it results in significant and appropriate restoration and will have an insubstantial effect on the neighborhood.
5. Maintain all properties as residential (except those noted in 3 and 4 above).

SUB-AREA B

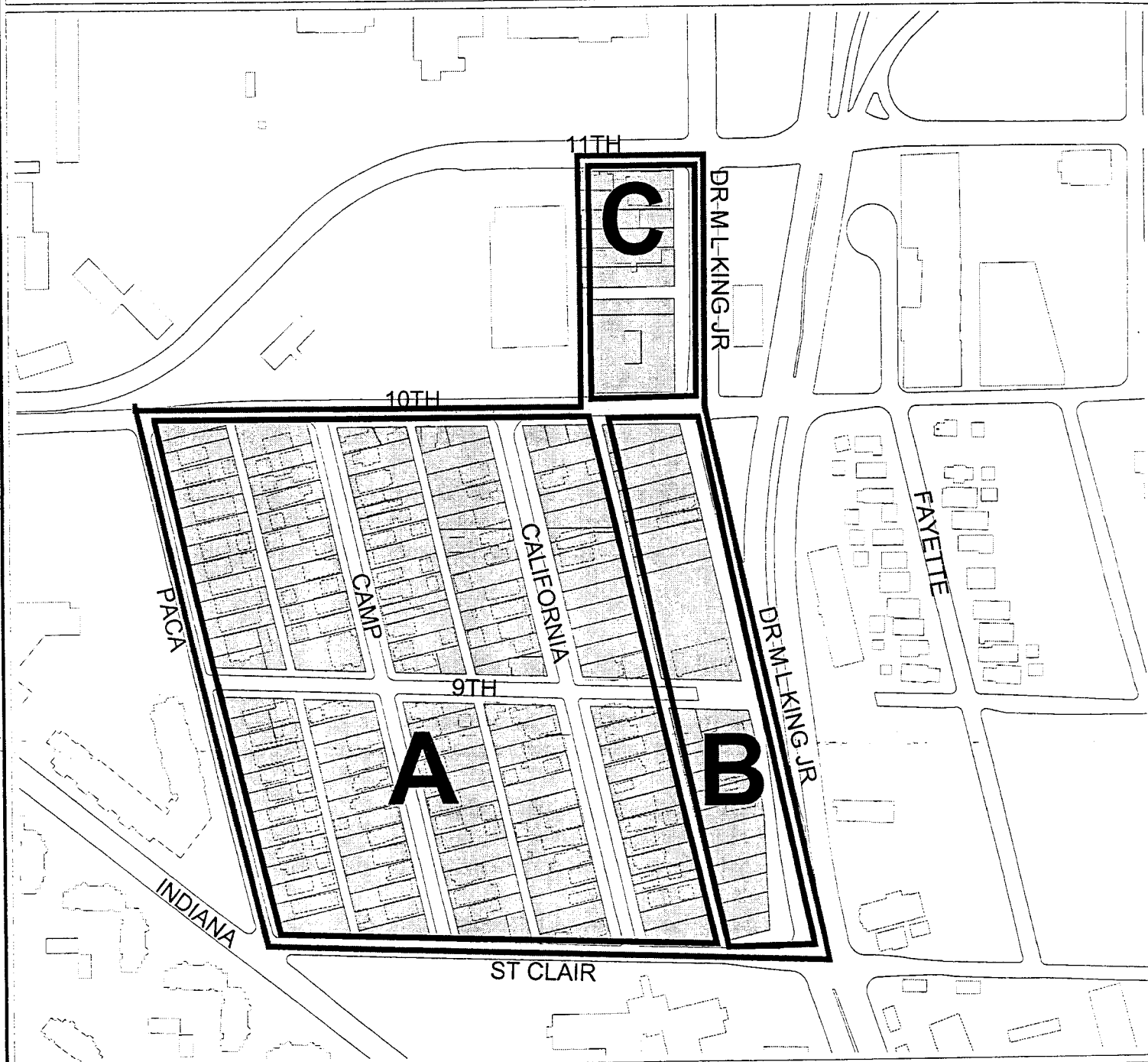
1. Encourage new mixed commercial and residential development that is in character with the neighborhood on the vacant land at the corner of W. 10th St. and Dr. Martin Luther King, Jr. St.
2. Encourage continued use of historic houses as residences.
3. Consider conversion of historic houses to business uses if there is to be significant restoration and the residential visual character of the house will not be altered.
4. Encourage residential development on vacant lots (exception noted in 1 above) and consider commercial development if complementary to existing residences.

SUB-AREA C

1. Maintain residential and institutional use of existing historic buildings.
2. Encourage the redevelopment of the commercial property at the corner of W. 10th St. and Dr. Martin Luther King, Jr. St. for an appropriately designed business use.

Land Use & Zoning Recommendations Sub-Area Map

Ransom Place Conservation District



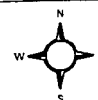
**Indianapolis
Historic Preservation
Commission**

(See narrative description
for Sub-Area recommendations)

June 3, 1998

Produced By: The GIS Section

Data Source: The City of Indianapolis
Geographic Information Systems



This map does not represent a legal document, it is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or merchantability.

50 0 50 Feet



ZONING RECOMMENDATIONS

The objectives of these recommendations are:

- To maintain and strengthen the single-family residential nature of the neighborhood while providing flexibility for some two-family and small scale multi-family uses,
- To allow flexibility to reuse the few non-residential historic buildings in ways that will encourage their preservation and still be compatible with the neighborhood,
- To encourage development along Dr. Martin Luther King St. that does not have a negative effect on the rest of the neighborhood, and
- To ensure retention of the few historic buildings between W. 10th St. and W. 11th St.

SUB-AREA A

1. Overall Zoning: Maintain the existing D8 Dwelling District zoning.
2. 702 W. 9th St.: Rezone to SU1 – Special Use/Religious if the property continues to be used as a church
3. 702 W. 9th St.: Consider a Variance of Use if a non-religious reuse is proposed that is in conformance with the Land Use and Development recommendations.
4. 702 W. 9th St.: If the historic church building is ever lost, the property should be rezoned to D8 Dwelling District.
5. 901 California St.: Consider a Variance of Use for the property as long as the historic commercial building continues to exist on the site and the proposed use is in conformance with the Land Use and Development recommendations for this sub-area.

SUB-AREA B

1. Corner of Dr. Martin Luther King, Jr. St. and W. 10th St. Consider rezoning this vacant site from I3U to D8 to allow for single-family or multi-family development or to CBD-2 to accommodate mixed residential and commercial development in accordance with the Land use and Development recommendations for sub-area B.
2. Mid-Block
 - Retain the existing SU1 zoning for the existing church.
 - Encourage rezoning of the lots north and south of the church to D8 to accommodate the existing historic houses and facilitate construction of new housing on vacant lots.
 - Consider variances in the above D8 areas to accommodate commercial uses in conformance with the Land Use and Development recommendation.
 - Encourage rezoning of land associated with the Heritage Learning Center at 830 Dr. Martin Luther King, Jr. St. to SU7 – Special Use/Non-Profit.
3. Corner of Dr. Martin Luther King, Jr. St. & St. Clair St. Consider rezoning from I3U to D8 to allow residential development, or rezone to CBD-2 to allow commercial development consistent with the Land use and Development recommendations.

SUB-AREA C

1. Retain the existing zoning districts.
2. Consider variances for uses in conformance with the land use recommendations.






Proposed Zoning Map Ransom Place Conservation District (See narrative description for complete recommendation)



50 0 50 Feet



**Indianapolis
Historic Preservation
Commission**

-  D-8 - Residential
-  C-3 - Commercial
-  SU-1 - Special Use/Religious
-  SU-7 - Special Use/Non-Profit
-  CBD-2 or D-8

June 3, 1996

Produced By: The GIS Section

Data Source: The City of Indianapolis
Geographic Information Systems



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ARCHITECTURAL & DESIGN STANDARDS



849 Camp Street (2001)

RANSOM PLACE CONSERVATION AREA

ARCHITECTURAL AND DESIGN STANDARDS

PURPOSE OF ARCHITECTURAL AND DESIGN STANDARDS

These standards are intended to help individual property owners choose an appropriate approach to issues which arise when working on historic buildings and when developing in an historic area. They are meant to indicate a range of alternative approaches which may differ from building to building and from property to property, but which are, nevertheless, compatible with the character of the Ransom Place Conservation Area. The standards are not meant to restrict creativity, but are meant to suggest appropriate approaches and to guard against unsympathetic actions.

Each standard contains an explanation of what is subject to review and approval by the IHPC and a set of guidelines that provide recommended and not recommended approaches to specific kinds of work to be undertaken.

CERTIFICATES OF APPROPRIATENESS (COA's)

The Indianapolis Historic Preservation Commission (IHPC) grants approvals by issuing certificates of appropriateness or, in special circumstances, certificates of authorization (in the case of an inappropriate action approved for a special circumstance.) The IHPC uses the design standards when it reviews and makes decisions regarding alterations, new construction, reconstruction, and demolition.

THE IHPC'S STATUTORY AUTHORITY TO APPROVE

A state statute (I.C. 36-7-11.1) authorizes the IHPC to review and approve the following actions before they occur in a district:

- construction of any structure
- reconstruction of any structure
- alteration of any structure
- demolition of any structure
- rezoning
- variance of use
- variance of development standards

Before receiving any permits or undertaking any work to or on the exterior of a building, and that constitutes construction, reconstruction, alteration, demolition or that is otherwise included in these standards, a Certificate of Appropriateness or Certificate of Authorization from the Indianapolis Historic Preservation Commission must be obtained. Exemptions, for which no Certificate of Appropriateness or Authorization is needed, are explained in each standard.

CONSERVATION DISTRICT EXEMPTED ACTIONS

The state statute allows a preservation plan to specifically exempt certain categories of work involving the construction, reconstruction, alteration or demolition of structures from the requirement that a certificate of appropriateness be issued. In a preservation plan for a *conservation district*, the following is the guiding principle:

All construction, reconstruction, alteration and demolition of any structures in the conservation district is exempt from the requirement that a certificate of appropriateness be issued UNLESS specifically noted in the design guidelines as "Subject to Review and Approval."

The above principle is very different from an historic district, where it is assumed that all work is subject to review and approval UNLESS specifically exempted.

DEFINITIONS OF TERMS IN THE STANDARDS

1. NOT SUBJECT TO REVIEW AND APPROVAL

IHPC DOES NOT CONTROL. Each standard has a statement that explains exactly what is NOT subject to review and approval by the IHPC and does NOT need a certificate of appropriateness. The statement is surrounded on the page by a border. In most cases, it will state that all work related to the specific issue is exempt from IHPC review and approval unless specifically noted separately as "Subject to Review and Approval."

2. SUBJECT TO REVIEW AND APPROVAL

IHPC DOES CONTROL. This is a list of those things that specifically ARE SUBJECT to review and approval by the IHPC

3. GUIDELINES

Each design standard includes guidelines that relate to the items listed as "Subject to Review and Approval." They are enforceable by the IHPC. Guidelines help to develop a design and development framework within which people can understand the appropriateness of proposed work. These guidelines may be less comprehensive and less restrictive than for an historic district.

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AND DESIGN STANDARDS**

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RENOVATION DESIGN STANDARDS

AWNINGS AND CANOPIES

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to awnings and canopies is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- **Temporary Awnings**: Any awning except as described below. Types include canvas and metal awnings usually found on houses.
- **Permanent¹⁴ Canopies** attached to the front facade of a building or to a façade. visible from the street.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED

1. Permanent canopies are generally appropriate if there is evidence that one originally existed on the building or they were typically installed on buildings of the same style and era.

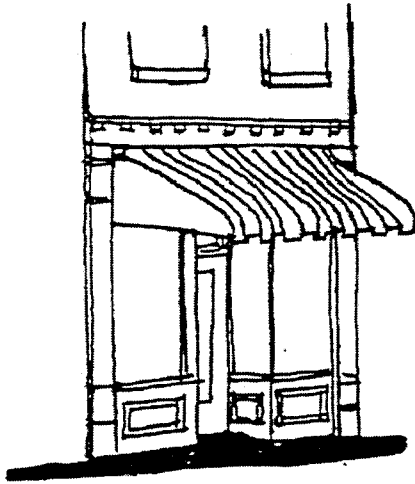
NOT RECOMMENDED

1. Permanent awnings and canopies are generally not recommended when there is no evidence that one originally existed on the building or they were not typically installed on buildings of the same style and era.

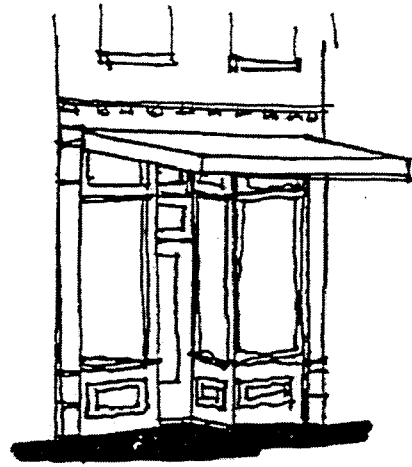
If installed, a permanent canopy should not obscure original architectural detail on a building.

¹⁴ "Permanent means permanently affixed to the structure of the building and not meant to be easily removable.

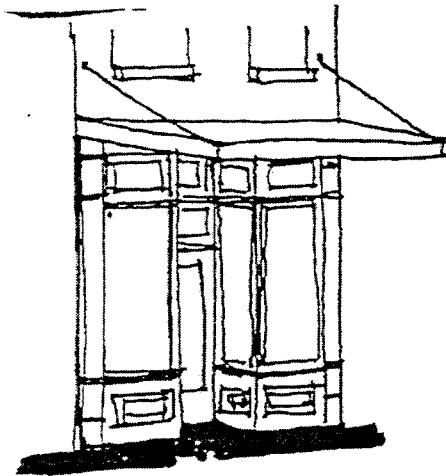
RANSOM PLACE CONSERVATION DISTRICT
RENOVATION DESIGN STANDARDS



**APPROPRIATE
TEMPORARY AWNING**



**APPROPRIATE
PERMANENT AWNING**



**INAPPROPRIATE
PERMANENT AWNING**
The awning covers historic detailing.

DOORS AND DOOR OPENINGS

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to doors is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- Door replacement on side and rear facades
- Garage doors
- Storm and screen doors
- Door hardware
- Addition of new door openings on non-front facades.
- Removal of existing door openings on non-front facades only.

SUBJECT TO REVIEW AND APPROVAL --Front Facade Only

- Alteration of door openings and door trim on front facades only. Changes in size, shape and material.
- Addition of new door openings on front facades only.
- Removal of existing door openings on front facades only.
- Replacement of existing doors on front facades.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED

1. Retain original door openings and trim on the front facade in their unaltered condition.
2. Replacement doors should complement with the character and style of the building.
3. If an alteration to a front facade door opening must be made, it should be done with as little effect on the historic character of the house as possible.

NOT RECOMMENDED

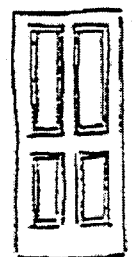
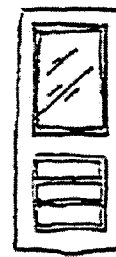
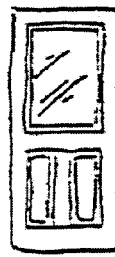
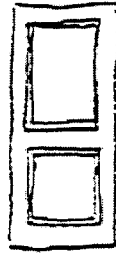
1. Eliminating original or adding new door openings on the front facade.

RANSOM PLACE CONSERVATION DISTRICT
RENOVATION DESIGN STANDARDS

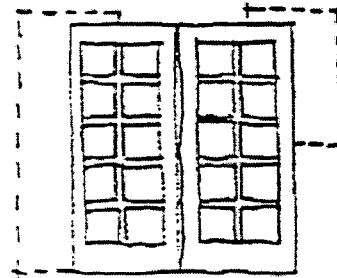
ORIGINAL



APPROPRIATE REPLACEMENTS



INAPPROPRIATE REPLACEMENTS



HANDICAPPED ACCESS

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to handicapped access is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- **Alterations to openings in non-front facades** for handicapped access.
- **Any ramps and railings** on non-front facades.

SUBJECT TO REVIEW AND APPROVAL --Front Facade Only

- **Creation of new openings in front facades** for handicapped access.
- **Alteration to existing openings on front facades** for handicapped access.
- **Construction of ramps and railings** on front facades.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

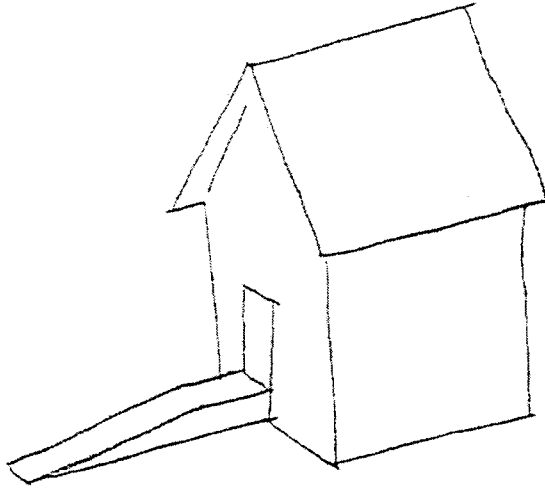
RECOMMENDED

1. Handicapped ramps on front facades should be constructed so that their effects are as reversible as possible.

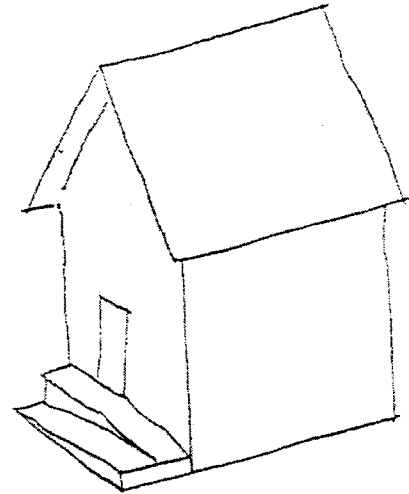
NOT RECOMMENDED

1. Covering or removing significant architectural detail on front facades.

RANSOM PLACE CONSERVATION DISTRICT
RENOVATION DESIGN STANDARDS



INAPPROPRIATE



APPROPRIATE

MASONRY

NOT SUBJECT TO REVIEW AND APPROVAL

The only work that is not subject to review and approval is:

- **Plastering, parging, or stuccoing of a commercial sidewall**, when sidewall is an exposed common wall that was never meant to be seen.

SUBJECT TO REVIEW AND APPROVAL

All work, except as noted above, done with and to masonry is subject to review and approval. Examples include, but are not limited to:

- **Repointing of masonry**
- **Cleaning and surface treatment to masonry** such as sandblasting, waterblasting, chemical cleaning, waterproofing and painting.
- **Repair and replacement of masonry elements**
- **Any work that effects masonry** on the exterior of a building.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED

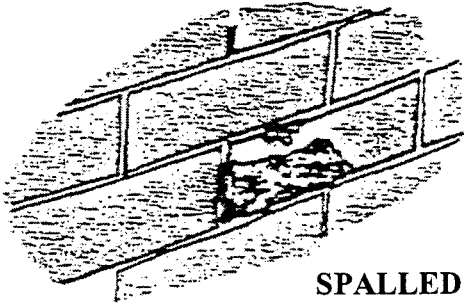
1. Identify and stop the causes of damaged masonry before undertaking repairs.
2. If mortar is missing or loose, the joints should be cleaned out with care not to damage the brick or stone. Repoint using a mortar mix which closely matches the composition, joint profile and color of the original. A high-lime content mortar should be used on soft historic bricks. Consult with an expert or IHPC staff for guidance on proper mix.
3. Whenever replacement brick or stone is needed, use salvaged or new material which closely matches the original in size, color, uniformity and texture.
4. Repainting previously-painted masonry after removing all loose paint. Firmly affixed paint does not need to be removed.
5. Any cleaning should be done with the gentlest method possible and should be stopped at the first evidence of damage to masonry. Test patches should be used to assess the effect of any proposed cleaning method.

NOT RECOMMENDED

1. Power grinders. The mechanical equipment is cumbersome and even the most skilled worker will tire or slip and cause irreversible damage.

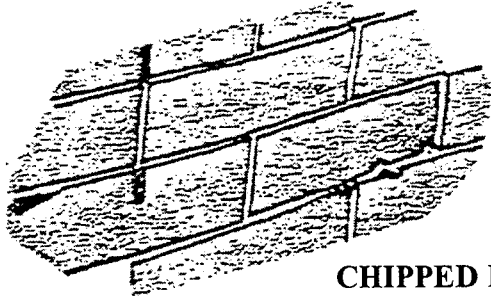
RANSOM PLACE CONSERVATION DISTRICT
RENOVATION DESIGN STANDARDS

2. Sandblasting, high pressure water blasting (over 600 psi), grinding, and harsh chemicals.
3. Painting, waterproof and water repellent coatings, unless masonry was previously treated. They are generally not needed and can potentially cause serious damage to the masonry. Also avoid covering masonry with tar or cement coatings.



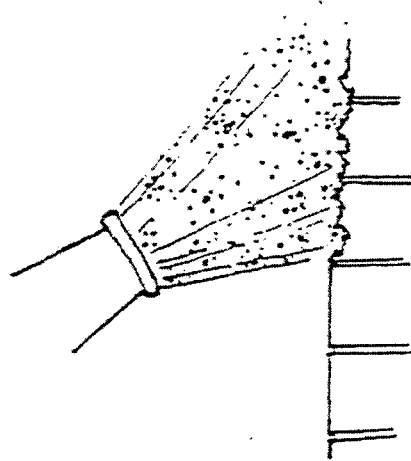
**SPALLED
BRICK/MISSING
BRICK SURFACE**

**CARELESS USE OF A
POWER GRINDER OR SAW
TO REMOVE MORTAR**



**CHIPPED BRICK
FROM CARELESS
USE OF A CHISEL**

**SANDBLASTING REMOVES
SURFACE OF BRICK**



NON-CONTRIBUTING BUILDINGS

Buildings identified on the Building Significance Map (on page 18) as non-contributing can be assumed to have little, if any, historic significance.

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to renovating non-contributing buildings is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- **Renovation and alteration** to an existing non-contributing building (this exclusion does not include new additions to non-contributing buildings.)
- **Addition of rear porches**

SUBJECT TO REVIEW AND APPROVAL

- **Addition of front porches and side porches**
- **Additions of any room additions**¹⁵

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "subject to review and approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED

1. Additions of a new front porch should be done in a way that is compatible with the style of the non-contributing building and is not incompatible with surrounding historic buildings.
2. Room additions should be of a style, mass, scale and material that is aesthetically compatible with the non-contributing building and is not incompatible with surrounding historic buildings.

¹⁵ Room additions include:

1. Expanding square footage on the ground floor.
2. Adding square footage in the attic if it results in a change in the roof shape such as dormers and shed roof additions.
3. The addition of an attached garage.

PAINT COLORS

NOT SUBJECT TO REVIEW AND APPROVAL

The painting of any paintable surface is exempt. Approval is not needed to paint such surfaces and is not needed for the colors selected.

NOTE: There are certain circumstances when the painting of masonry may not be allowed. See the pages for "Masonry" in these renovation design standards.

PORCHES

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to porches is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- Removal of rear porches, from rear facades.
- Alteration of rear porches, on rear facades.
- Construction of new rear porches, on rear facades.

SUBJECT TO REVIEW AND APPROVAL

Front and Side Facades Only

- Removal of existing front and side porches
- Alteration to existing front and side porches
- Construction of new front and side porches

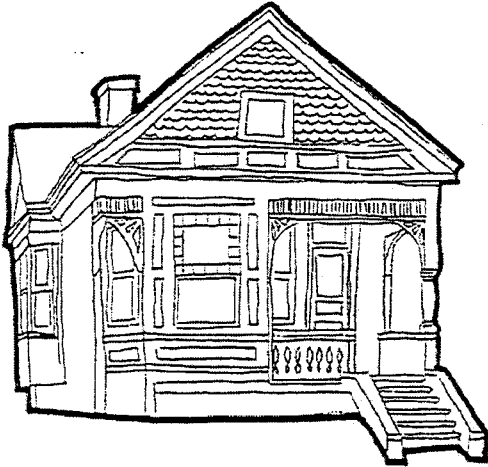
GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

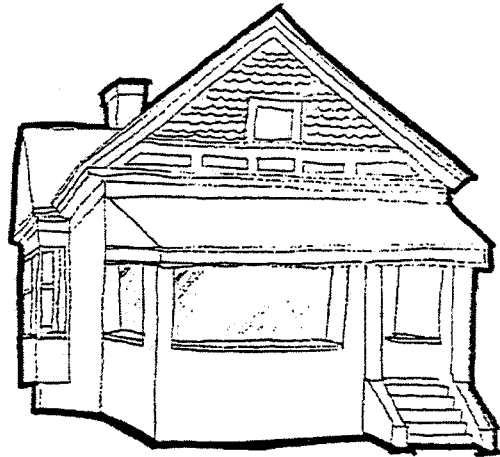
RECOMMENDED

1. Repair and retain original porches on front and side facades.
2. If rebuilding front and side porches is necessary due to structural instability, reuse as much of the original decorative details as possible.
3. If replacing a missing porch, it should be based on as much evidence as possible about the original porch design, shape, and details, OR it should be a simple design that is compatible with the style of the house.
4. If adding a porch to the front or side facade where none ever existed, it should be designed to be as reversible as possible and should cover and remove as little historic detail as possible.
5. If altering a existing front or side porch, it should be done in a way to minimize effect on the historic character of the house. If a wood porch floor is replaced with concrete, it should replicate the original form and dimensions as close as possible.
6. Consider retaining non-original front and side porches if they have their own architectural or historic importance.

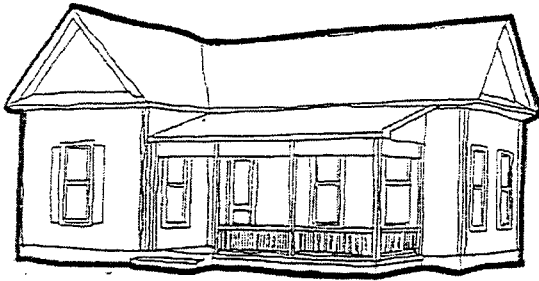
RANSOM PLACE CONSERVATION DISTRICT
RENOVATION DESIGN STANDARDS



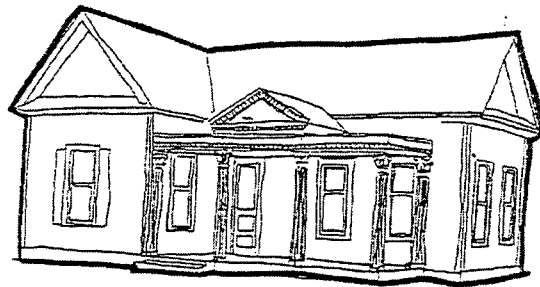
EXISTING



INAPPROPRIATE
DETAIL COVERED BY ADDED PORCH



APPROPRIATE



INAPPROPRIATE
ELABORATE DETAIL ON SIMPLE COTTAGE

ROOFS AND ROOF ELEMENTS

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to roofs is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- **Reroofing of flat roofs**
- **Installation of anything on flat roofs**, when not visible from the ground.
- **Skylights** (type and location), when on rear or side roof slopes.
- **Installation of aluminum and vinyl soffits**, covering the existing soffits.
- **Installation of gutters and downspouts**
- **Roof mounted antennas, small satellite dishes (not over 18") and vents**

SUBJECT TO REVIEW AND APPROVAL

- **Alteration of roof shape and slope**, including addition of dormers and sheds.
- **Skylights** (type and location), when on a roof slope that faces the street.
- **Alteration of built-in gutters**
- **Alteration, removal, addition of chimneys** on front facades or front half of a building.
- **Reroofing** (material and color)

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "subject to review and approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED

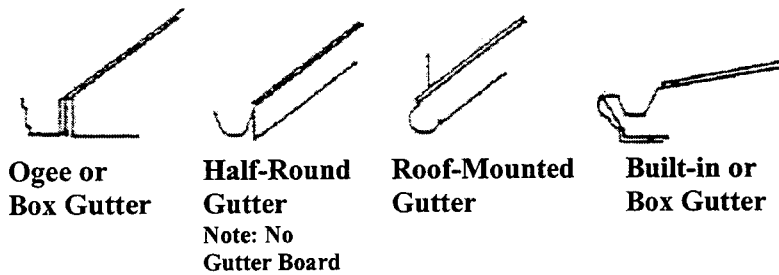
1. Adding a slope to a flat roof if it does not affect the character of the building.
2. Repairs and retention of built-in gutters or reconstruction of the gutters in a similar configuration using alternative materials.
3. Original chimneys that contribute to the roof character should be repaired and retained. If no longer in use, they should be capped rather than removed.

NOT RECOMMENDED

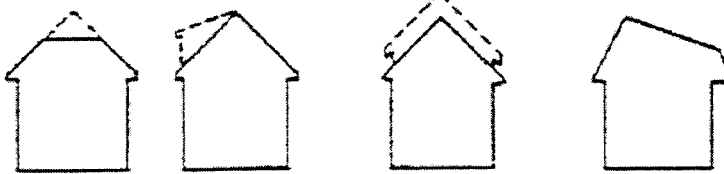
1. Altering roof slope and shape in a way that changes the historic character of building.
2. Adding dormers or roof sheds that change the significant character of the building.
3. Cutting or altering decorative rafter ends to accept a new gutter board.
4. Skylights that face the front and are highly visible from the street.

RANSOM PLACE CONSERVATION DISTRICT
RENOVATION DESIGN STANDARDS

5. Placing roof vents, metal chimneys, antennas, solar panels, satellite dishes (over 18"), air conditioning units, and other mechanical equipment where visible from the street.



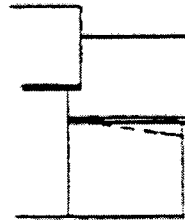
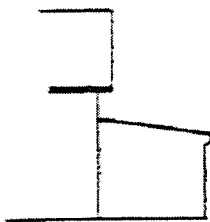
Roof Alterations
Inappropriate



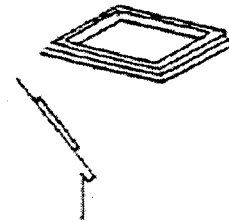
Original

Maybe

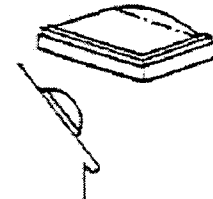
Maybe



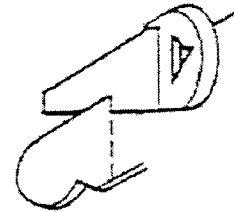
Appropriate



Inappropriate



Inappropriate



SECURITY ITEMS

NOT SUBJECT TO REVIEW AND APPROVAL

The following security items are exempt:

- **Installation of secondary security doors¹⁶**, provided the opening is not altered.
- **Installation of security bars** on windows.
- **Installation of security lights and alarm boxes.**
- **Replacement of basement windows with glass block**, provided the opening is not altered.
- **Installation of security gates** on store windows.

SUBJECT TO REVIEW AND APPROVAL

Any security device or alteration, unless specifically exempted above or in one of the other guidelines, and that is on the exterior of a building.

¹⁶ A secondary security door is installed like a screen or storm door over the primary door. It usually has glass and bars. It is not a solid replacement door for the primary door.

SIDEWALLS (Commercial Buildings)

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to commercial sidewalls is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- **Plastering, parging or stuccoing of a sidewall** that was once a common wall with another building.
- **Adding windows and doors in a sidewall** that was once a common wall with another building.

SUBJECT TO REVIEW AND APPROVAL

- **Alterations to sidewalls**, when adjacent to a street
- **Signage on sidewalls** (see Sign Standards)
- **Placement of murals on sidewalls**

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "subject to review and approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED

1. For alterations to sidewalls, see the Standards for the specific type of work.
2. Painted advertising and business signs on sidewalls that historically had such advertising might be considered provided the design evokes the character of historic sidewall signage.
3. Sidewalls are not good locations for billboards.

SIDING MATERIALS (wood, vinyl, other)

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to non-masonry siding is exempt, except as noted in "Subject to Review and Approval," examples of exemptions include:

- **Removal of insulbrick, vinyl, aluminum** or other non-original covering
- **Replacement of existing wood siding** with new wood siding of the same dimension and surface texture

SUBJECT TO REVIEW AND APPROVAL

- **Replacement of existing siding** with any different material.
- **Installation of vinyl, aluminum, hardboard** or other siding made of man-made material over existing wood siding or as a replacement for wood siding.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

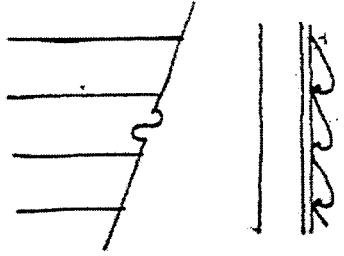
RECOMMENDED

1. It is best repair and restore original wood siding if possible. If it is decided to replace original wood siding, it should be replaced with wood siding of similar dimension and surface texture. A hardboard material can be considered if it is similar in dimension and surface texture to the original.
2. If it is decided to cover wood siding with aluminum or vinyl siding, such siding should meet the following specifications:
 - dimension and direction of "lap exposure" should be similar to the original wood lap exposure being covered
 - smooth surface texture is preferred to textured surface
 - avoid covering all wood trim and detail

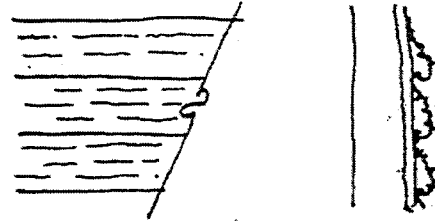
NOT RECOMMENDED

1. The use of high pressure water blasting (over 600 psi), sandblasting, rotary sanding or a blow torch should be avoided when removing paint off wood siding.
2. Installation of sheet material as finish siding.

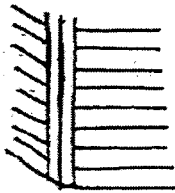
RANSOM PLACE CONSERVATION DISTRICT
RENOVATION DESIGN STANDARDS



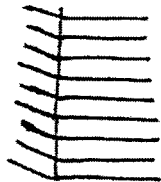
Appropriate



Inappropriate



Appropriate



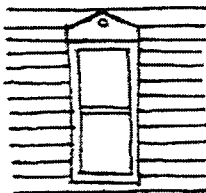
Inappropriate



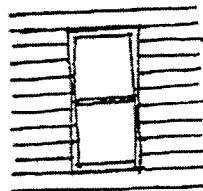
Appropriate



Inappropriate



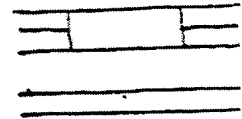
Appropriate



Inappropriate



Appropriate



Inappropriate

STOREFRONTS

NOT SUBJECT TO REVIEW AND APPROVAL

Because of the importance of storefronts, all work done to them is subject to review and approval. However, some of the guidelines are more lenient than in an historic district. All other elements of a building with storefront are reviewed and approved in accordance with the appropriate guideline.

SUBJECT TO REVIEW AND APPROVAL

- **Alterations, restoration or reconstruction of storefronts**, on commercial buildings

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED

1. Maintain the original proportions, dimensions and elements when restoring, renovating or reconstructing a storefront:
 - Retain or restore the glass transom panels, kickplates and entrances at their original locations and proportions.
 - Restore detail to the original, if evidence exists. Use simplified detail if original evidence does not exist.
2. If covered, consider uncovering the original lintel, support wall or piers to reestablish the storefront frame.
3. If original storefront is gone and no evidence exists, the new storefront may be of traditional or modern design and it may use traditional or modern materials. It should not detract from its building and its neighbors.

NOT RECOMMENDED

1. Using elements typically found in commercial shopping strips that do not relate to the historic elements in the area.
2. Setting new storefronts back from the sidewalk and disrupting the visual order of the block.
3. Creating new storefront that replicate non-documented "historic" facades or evoke styles that predate the building or that evoke other places.

TRIM AND ORNAMENTATION

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to trim and ornamentation is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- **Addition, alteration or removal of trim and ornamentation**, on rear facade only.

SUBJECT TO REVIEW AND APPROVAL

- **Addition, alteration and removal of original trim and ornamentation**, from front and side facades
- **Alteration to decorative cornices**, anywhere on a building

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED

1. Repair the original cornice around all of the building or replace with a replication if seriously damaged/deteriorated.
2. Repair the original trim and decorative elements on the front and side facades or replace with a replication if seriously damaged or deteriorated.
3. Missing decorative details are best replicated from evidence of their original design (look for: old photographs, remnants left on the building, paint lines where parts were removed, nail holes, old notches and cut outs in siding and trim.)
4. Non-documented missing decorative details may be designed from observation of details on similar historic buildings.
5. Non-documented additional decorative details should be avoided, but may be added to front and side facades if the design is characteristic of the building's architecture and if its installation is reversible
6. New materials should accomplish the same visual characteristics as the originals.

NOT RECOMMENDED

1. New trim and decorative details should not cover up original details.

(NOTE: Illustrations on following page.)

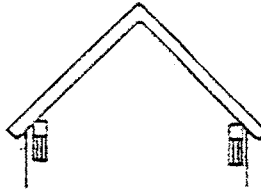
RANSOM PLACE CONSERVATION DISTRICT
RENOVATION DESIGN STANDARDS

ORIGINAL

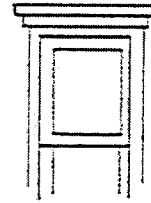
Chimneys



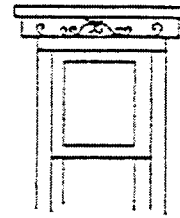
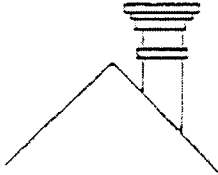
Gables



Windows



INAPPROPRIATE



WINDOWS AND WINDOW OPENINGS

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to windows and window openings is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- **Installation or replacement of storm and screen windows** anywhere on a building (when opening is not altered.)
- **Replacement of existing windows** on rear facades
- **Alteration or removal of existing windows** on rear facades.
- **Creation of new window openings** on rear facades only.

SUBJECT TO REVIEW AND APPROVAL

Front and Side Facades Only

Replacement of existing windows on front and side facades

Alteration or removal of existing windows on front and side facades.

Creation of new window openings on front and side facades.

Alteration or addition of window trim, including shutters on front and side facades.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED -- Front and Side Facades Only

1. If replacing original historic windows, replacements should be as close as possible to the size of the original opening and should be a style as similar as possible to the original. True divided lites are encouraged, but snap-on or glue-on muntins are not precluded.
2. If non-original windows are replaced, replacements should be compatible with the architectural design of the building without further altering the original opening.
3. It is encouraged for replacement windows to be the same material as original windows. However, other materials may be considered if they fit the opening properly and have similar appearance to the original.
4. If original window trim is replaced, it should match original as closely as possible.
5. If adding exterior window shutters, they should properly fit the window proportions.

NOT RECOMMENDED -- Front and Side Facades Only

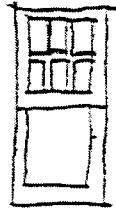
1. Replacement windows dissimilar to the original in size, dimensions, shape, design, pattern, and materials.

(NOTE: Illustrations on following page.)

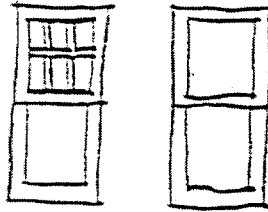
RANSOM PLACE CONSERVATION DISTRICT
RENOVATION DESIGN STANDARDS

2. Creating new window openings or eliminating original window openings, especially on significant and highly visible elevations.

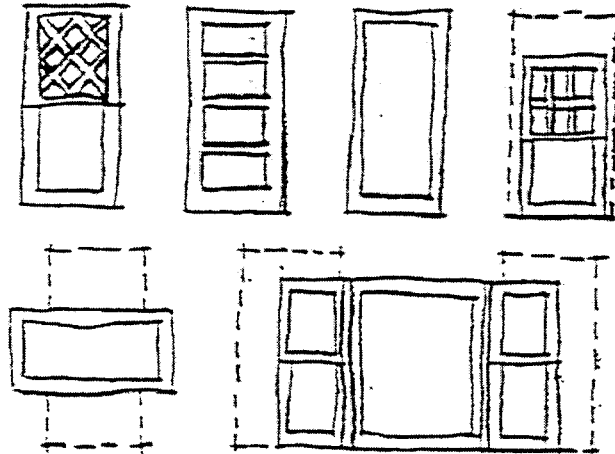
ORIGINAL



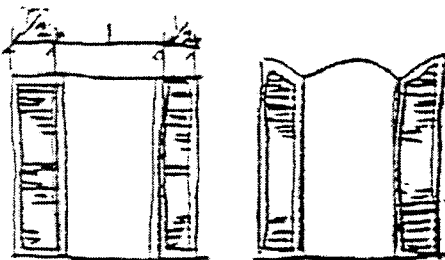
APPROPRIATE REPLACEMENTS



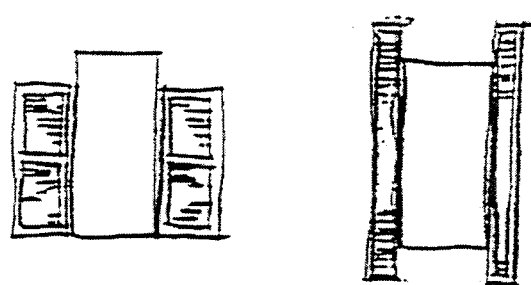
INAPPROPRIATE REPLACEMENTS



APPROPRIATE SHUTTERS



INAPPROPRIATE SHUTTERS



**TOO SHORT
TOO WIDE**

**TOO LONG
TOO THIN**

NEW CONSTRUCTION DESIGN STANDARDS

The purpose of these Standards is to present concepts, alternatives, and approaches that will produce design solutions that recognize the characteristics of the conservation area and bring harmony between new and existing buildings. The Standards include guidelines that are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework there can be many different design solutions which may be appropriate. While guidelines can create an acceptable framework they cannot ensure any particular result. Consequently people may hold a wide range of opinions about the resultant designs since those designs are largely a factor of the designer's ability.

CONTEXT FOR NEW CONSTRUCTION

Standards and guidelines serve as aids in designing new construction which reacts sensitively to the existing context in a manner generally believed to be appropriate. Therefore, the most important first step in designing new construction in any conservation district is to determine just what the context is to which the designer is expected to be sensitive.

Every site will possess a unique context. This will be comprised of the buildings immediately adjacent, the nearby area (often the surrounding block), a unique subarea within the district, and the district as a whole.

Generally, new construction will occur on sites which fall into the following categories. For each one described below, there is an indication of the context to which new construction must be primarily related.

1. **DEVELOPED SITE**. This is usually a site upon which there already exists an historic primary structure. New construction usually involves an addition to the buildings or the construction of an accessory building such as a garage.

Context. New construction must use the existing historic building as its most important, perhaps only, context.

2. **ISOLATED LOT**. This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.

Context. The existing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

3. **LARGE SITE**. This is usually a combination of several vacant lots, often the result of previous demolition.

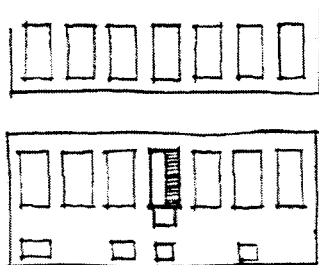
RANSOM PLACE CONSERVATION DISTRICT
NEW CONSTRUCTION DESIGN STANDARDS

Context. Since this type of site was usually created as a result of relatively extensive demolition, its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such case, a somewhat larger area than the immediate environment must also be looked to for context, especially if other vacant land exists in the immediate area.

4. **EXPANSIVE SITE.** This site may consist of a half block or more of vacant land or the site may be a smaller one surrounded by many other vacant sites. Often there is much vacant land surrounding the site.

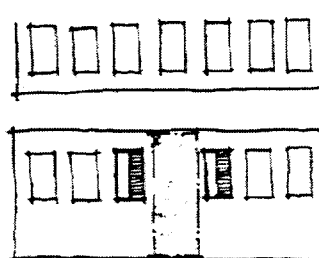
Context. The context of adjacent buildings is often very weak or non-existent. In this case, the surrounding area provides the primary context to the extent that it exists. Beyond that, the entire historic area is the available context for determining character. This type of site often offers the greatest design flexibility. Where the strength of the context varies at different points around a site, new design should be responsive to the varying degrees of contextual influence.

DEVELOPED SITE
ADDITION TO EXISTING BUILDING



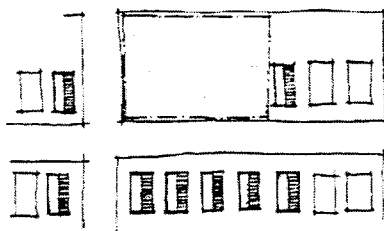
USE EXISTING BUILDING IN
PRIMARY DESIGN OF ADDITION

ISOLATED SITE
NEW BUILDING ON SINGLE LOT



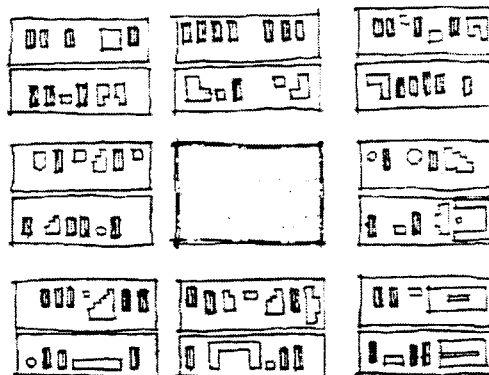
USE EXISTING BUILDINGS SURROUNDING
THE SITE IN DETERMINING DESIGN OF
NEW BUILDING

LARGE SITE
NEW BUILDING ON SEVERAL SITES



USE EXISTING BUILDINGS
SURROUNDING THE SITE IN
DETERMINING DESIGN OF NEW
BUILDING

EXPANSIVE SITE
NEW BUILDINGS ON LARGE SITE



USE EXISTING BUILDINGS THROUGHOUT THE AREA
IN DETERMINING DESIGN OF NEW BUILDING

PRIMARY STRUCTURES

NOT SUBJECT TO REVIEW AND APPROVAL

All construction of primary buildings is subject to review and approval by the IHPC.

SUBJECT TO REVIEW AND APPROVAL

- Construction of any new primary building.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

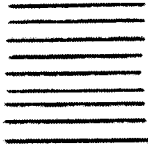
1. MATERIALS

Definition: The visual, structural, and performance characteristics of the materials visible on a building exterior.

RECOMMENDED

1. Building materials, whether natural or man-made, should be visually compatible with surrounding historic buildings.
2. When vinyl, aluminum or hardboard siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood.

TYPICAL SIDING ON HISTORIC BUILDINGS



MAY BE APPROPRIATE ON NEW CONSTRUCTION



INAPPROPRIATE



TOO WIDE



WRONG
DIRECTION



DIAGONAL



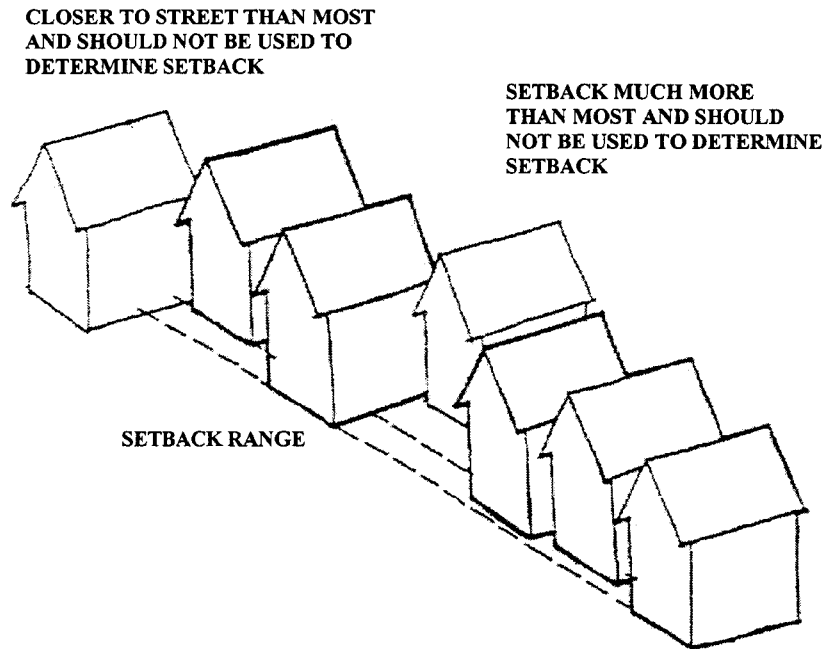
TOO RUSTIC
TOO GRAINY

2. SETBACK

Definition: The distance a building is set back from a street, alley or property line.

RECOMMENDED

1. A new building's setback should relate to the setback pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.
2. On corner sites, the setbacks from both streets must reflect the context.



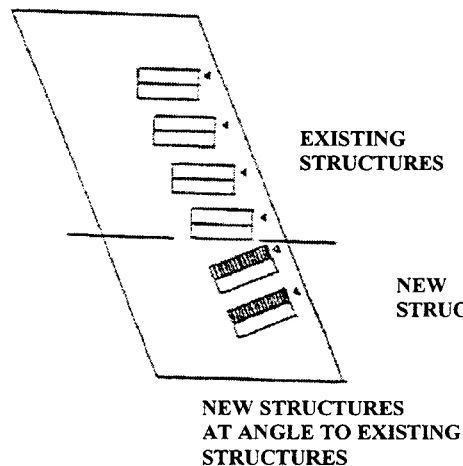
3. ORIENTATION

Definition: The direction that a building faces.

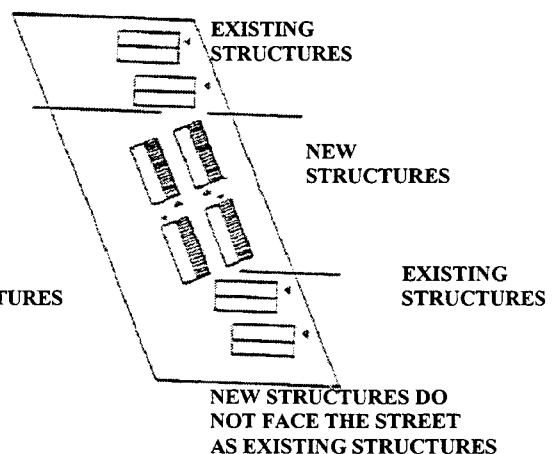
RECOMMENDED

1. New buildings oriented toward the street in a way that is characteristic of surrounding buildings.

INAPPROPRIATE



INAPPROPRIATE

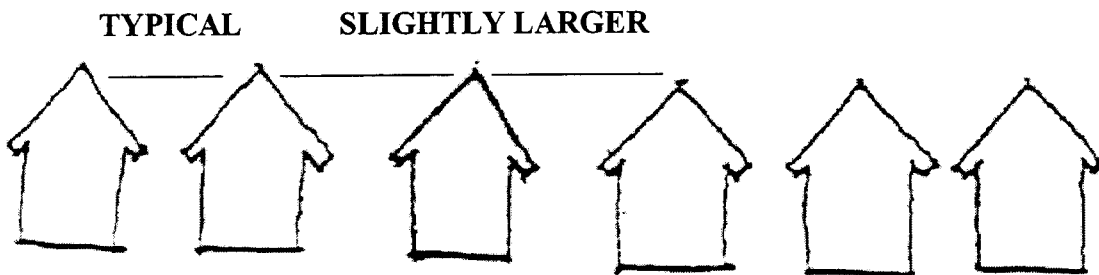
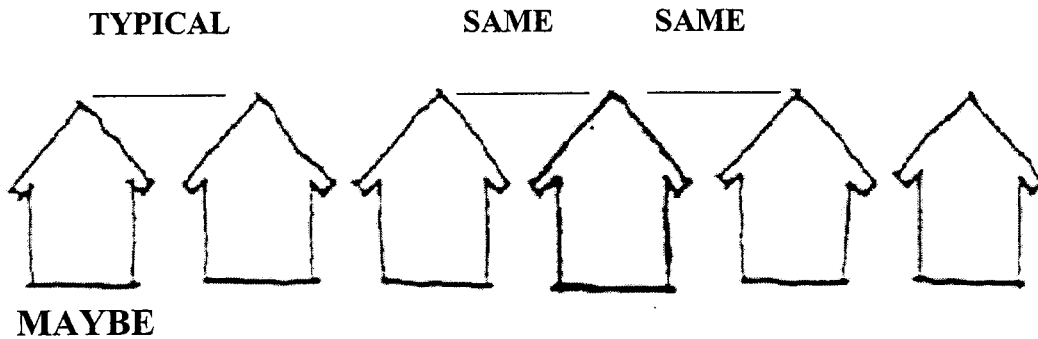


4. SPACING

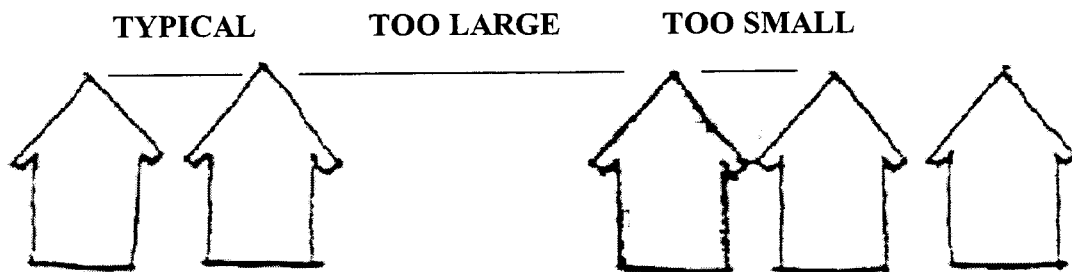
Definition: The distance between contiguous buildings along a blockface.

RECOMMENDED

1. New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.



INAPPROPRIATE



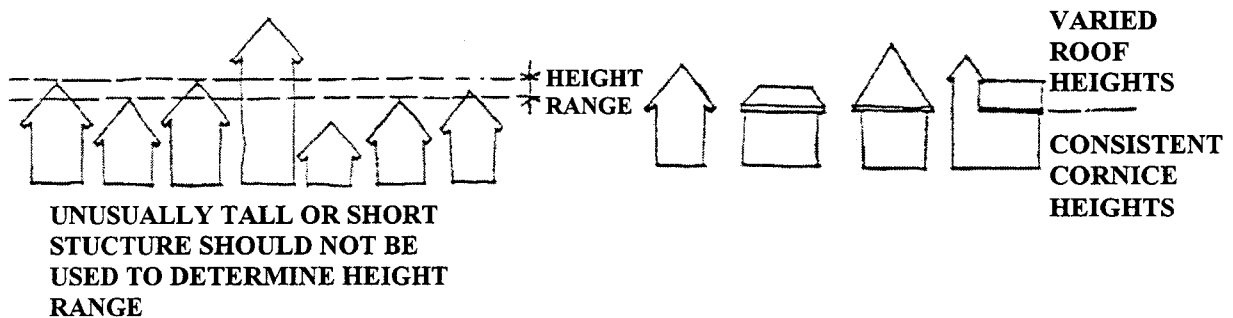
5. BUILDING HEIGHTS

Definition: The actual height of buildings and their various components as measured from the ground.

NOTE: In areas governed by this plan, building heights should be determined using these guidelines rather than those noted in the zoning ordinance.

RECOMMENDED

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range.
2. Cornice heights, porch heights and foundation heights of surrounding buildings should be considered when designing new construction.



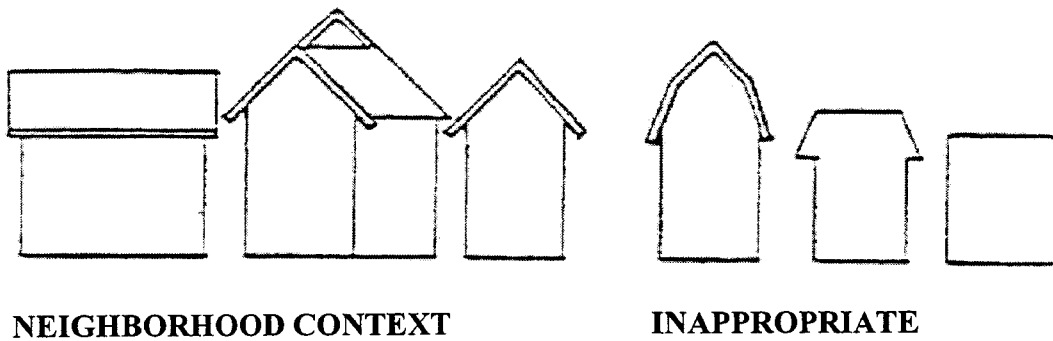
6. BUILDING OUTLINE

Definition: The silhouette of a building as seen from the street.

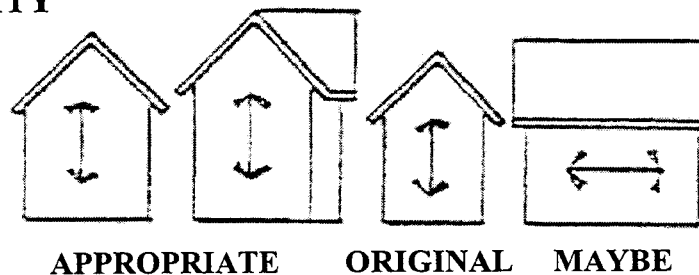
RECOMMENDED

1. The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing buildings in its context.

SHAPE



DIRECTIONALITY

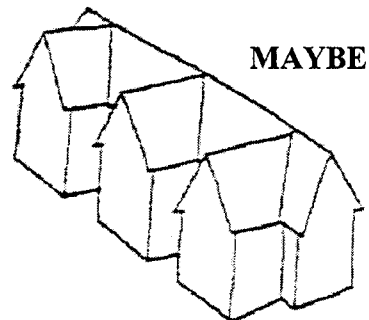
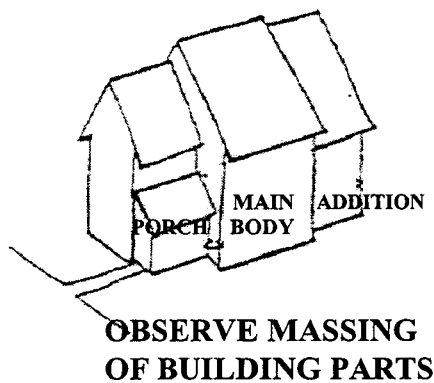


7. MASS

Definition: The three dimensional outline of a building.

RECOMMENDED

1. The total mass and site coverage of a new building should be compatible with surrounding buildings.
2. The massing of the various parts of a new building should be characteristic of surrounding buildings.



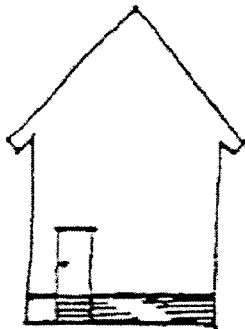
8. FOUNDATION

Definition: The support base upon which a building sits.

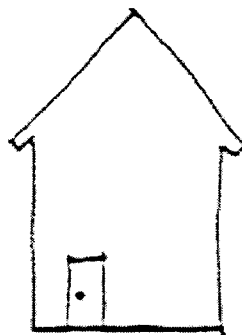
RECOMMENDED

1. New construction should reflect the prevailing sense of foundation height on contiguous buildings.

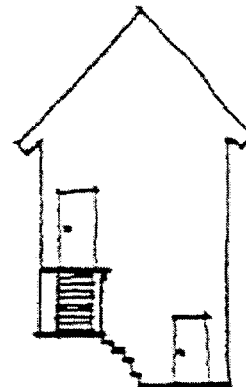
APPROPRIATE



INAPPROPRIATE



**DOOR AT
GRADE**



**DOOR TOO FAR
ABOVE & BELOW GRADE**

9. STYLE AND DESIGN

Definition: The creative and aesthetic expression of the designer.

RECOMMENDED

1. No specific styles are recommended. Creativity and original design are encouraged. A wide range of styles is theoretically possible and may include designs which vary in complexity from simple to decorated.
2. Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches.

10. FENESTRATION

Definition: The arrangement, proportioning, and design of windows, doors and openings.

RECOMMENDED

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
3. The basic proportions of glass to solid which is found on surrounding buildings should be reflected in new construction.
4. Window openings that reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

FENESTRATION

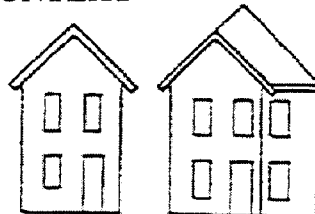


PROPORTION OF
GLASS TO SOLID
IS NOT COMPATIBLE



WINDOW PROPORTIONS
AND DIRECTION ARE NOT COMPATIBLE

CONTEXT



INAPPROPRIATE



11. BUILDING ENTRY

Definition: The actual and visually perceived approach and entrance to a building.

RECOMMENDED

1. Entrances may characteristically be formal or friendly, recessed or flush, grand or commonplace, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.

12. UTILITIES & EQUIPMENT

Definition: Any utilities that might be above ground and visible (such as meters and electric lines) and any mechanical equipment associated with the building (such as air-conditioning equipment)

RECOMMENDED

1. Electric lines, cable TV and other utility wires should be buried below ground when new construction occurs.

Mechanical equipment, such as permanent air conditioning equipment and meters should be placed in locations that have the least impact on the character of the structure and site.

ADDITIONS, GARAGES AND ACCESSORY BUILDINGS

NOT SUBJECT TO REVIEW AND APPROVAL

- **Construction or installation of small storage accessory buildings** in back yards.

SUBJECT TO REVIEW AND APPROVAL

- **Construction of any new enclosed addition** to any building.
- **Construction or installation of any small accessory building** in front yards or in vacant lots
- **Construction of garages and large accessory buildings** anywhere

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

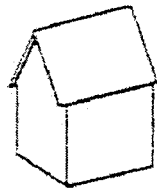
RECOMMENDED

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise.
2. Detached garages should be located similarly to those in the surrounding area.
3. Attached garages should not face the main street unless that is typical of the area’s historic character. Otherwise, attached garages should be designed to not be obvious from the front of the property.
4. Garages or other large accessory buildings should be of a scale, height, size, and mass that relates to the existing primary building and does not overpower it.
5. Additions to historic buildings should not obscure or overpower the basic form and style of the building as perceived from the street.
6. Additions to non-contributing buildings should be compatible in design with the original building and with surrounding historic buildings.

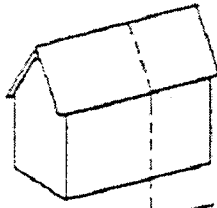
RANSOM PLACE CONSERVATION DISTRICT
NEW CONSTRUCTION DESIGN STANDARDS

INAPPROPRIATE

APPROPRIATE

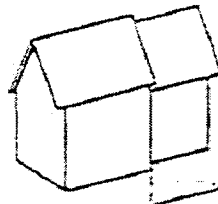


ORIGINAL
STRUCTURE



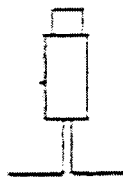
ADDITION

ADDITION NOT
DISTINGUISABLE
FROM ORIGINAL
STRUCTURE

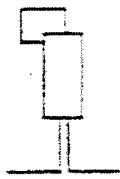


ADDITION

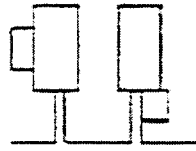
ADDITION LOOKS
ADDED TO ORIGINAL
STRUCTURE



APPROPRIATE



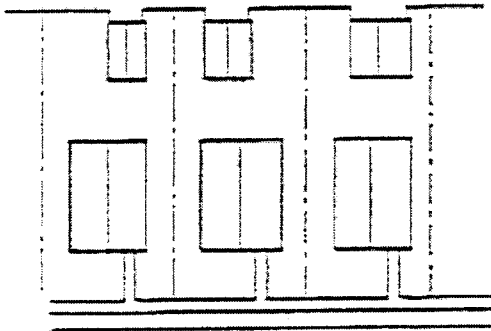
MAYBE



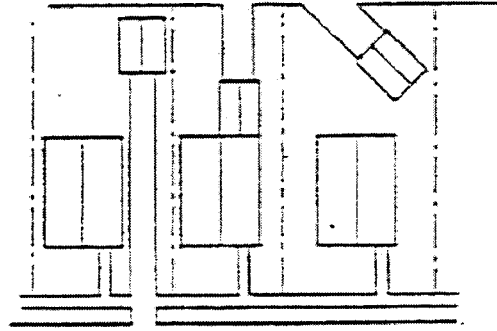
INAPPROPRIATE



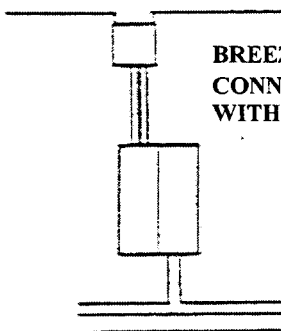
STEPPED BACK
NEW CONSTRUCTION



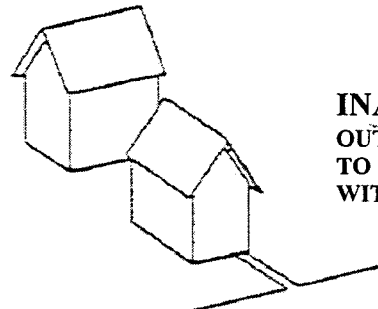
APPROPRIATE



INAPPROPRIATE



BREEZEWAY
CONNECTING HOUSE
WITH GARAGE



INAPPROPRIATE
OUT BUILDINGS
TO BE IN SCALE
WITH HOUSE

SITE DEVELOPMENT AND LANDSCAPE STANDARDS

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to site development and landscape is exempt, except as noted in "Subject to Review and Approval," examples of exemptions include:

- **Installation and removal of all plant materials**
- **Small yard decorations** anywhere
- **Patios, decks, play equipment, dog houses/runs, swimming pools** in backyards
- **Backyard fencing**, behind the front facade of a building
- **Parking surfaces behind buildings**¹⁷

SUBJECT TO REVIEW AND APPROVAL

- **Patios, decks, play equipment, dog houses/runs, swimming pools** in front yards and vacant lots
- **Front yard fencing** in front of the front facade of a building
- **Fencing around a vacant lot**
- **Parking surfaces in front of buildings and on vacant lots**

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED

1. Front yard fencing should be compatible with the historic character of the area. Generally, Front yard fences should not be higher than 42" and should be an open, picket style. Chain link is usually not appropriate in front yards.

NOT RECOMMENDED

1. Significant changes in the topography of front yards and vacant lots by excessive grading or addition of slopes and berms.
2. Placement of patios, decks, play equipment, dog houses/runs, swimming pools or other large features in front yards.

¹⁷ Although zoning requirements still apply

STANDARDS FOR MOVING BUILDINGS

Historic buildings existing in the Ransom Place Conservation Area should not be moved to other locations in the district. The moving of an historic structure should only be done as a last resort to save a building or possibly considered in the case where its move is necessary to accomplish development so critical to the neighborhood's revitalization that altering the historic context is justified. Moving a building strips it of a major source of its historic significance; its location and relationship to other buildings in the district. The existence of relocated buildings, especially in significant numbers, confuses the history of the district. The following guidelines are meant to assist in determining the appropriateness of moving a building.

SUBJECT TO REVIEW AND APPROVAL

- **Moving any building within the Conservation District**
- **Moving any building into or out of the Conservation District**

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED

1. The building to be moved should be compatible with the architecture surrounding its new site relative to style, scale, materials, mass and proportions.
2. The siting of a building on a new site should be similar to surrounding buildings.

NOT RECOMMENDED

1. Moving historic buildings within the district. The existing location and relationship of buildings is a part of the neighborhood's history and gives us knowledge of historic lifestyles, development patterns, attitudes and neighborhood character.

SIGN STANDARDS

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to signs and signage is exempt, except as noted in "Subject to Review and Approval," examples of exemptions include:

- **Incidental signs** (i.e. "Open," "Sale," "Parking Full," etc.)
- **Changes to existing signs** that do not need sign permits
- **Home Occupation signs** (must meet zoning ordinance)
- **Wording, color, lighting and graphics** on signs
- **Real Estate, construction, special event and other temporary signs**

SUBJECT TO REVIEW AND APPROVAL -- location, size, shape only

- **Business signs that need a sign permit** (as defined in the zoning ordinance)
- **Advertising signs** (as defined in the zoning ordinance)
- **Signs painted on buildings**
- **Freestanding pole and ground signs**

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED

1. The location, size, scale, and shape of signs on commercial buildings should be compatible with the building and the surrounding area.
2. Fabrication should be done with quality materials and craftsmanship.
3. Awning and canopy signs should not dominate the awning or canopy.

NOT RECOMMENDED

1. Freestanding ground-mounted or pole signs in residential areas. EXCEPTION: A free standing ground-mounted or pole sign when used to identify an historic resource that is open to the public. Such signs should be pedestrian-oriented and simple in design.
2. Billboards, roof signs and box signs (constructed as independent box-like structures) should not dominate the character and architecture of a building.
3. A projecting sign, unless it is pedestrian oriented and its location, size, style, method of attachment, and material is compatible with the building to which it is attached.

PARKING LOT STANDARDS

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to parking lots is exempt, except as noted in "Subject to Review and Approval," examples of exemptions include:

- **Resurfacing an existing parking lot** (with any material)
- **Curb and/or edging materials**

SUBJECT TO REVIEW AND APPROVAL

- **Creation of new parking lots**
- **Expansion of existing parking lots**
- **Fencing on front half of parking lots** if they are on a street

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED

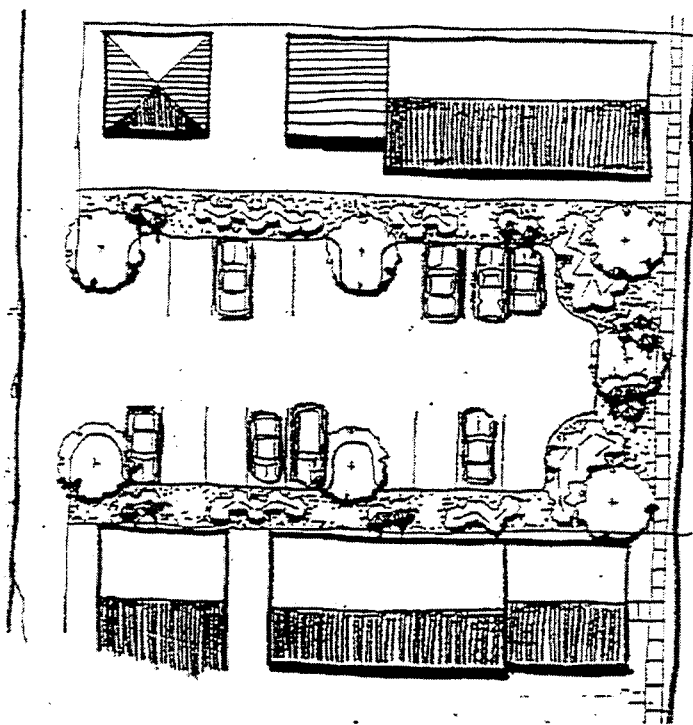
1. Physical and visual barriers between parking areas and a public sidewalk, street, alley, and/or residential area.
2. Lights installed adjacent to residential properties should be low and shielded.
3. Deciduous shade trees should be planted on the interior of the lot as well as on the edges.
4. A ten-foot buffer with 100% of the linear distance screened between a parking area, a primary street, residential uses, and sidewalks, using trees and/or an architectural screen wall or fence and/or a plant material screen
5. Replacement during the next planting season of any plantings that are required in a Certificate of Appropriateness and that have died or have been removed.

NOT RECOMMENDED

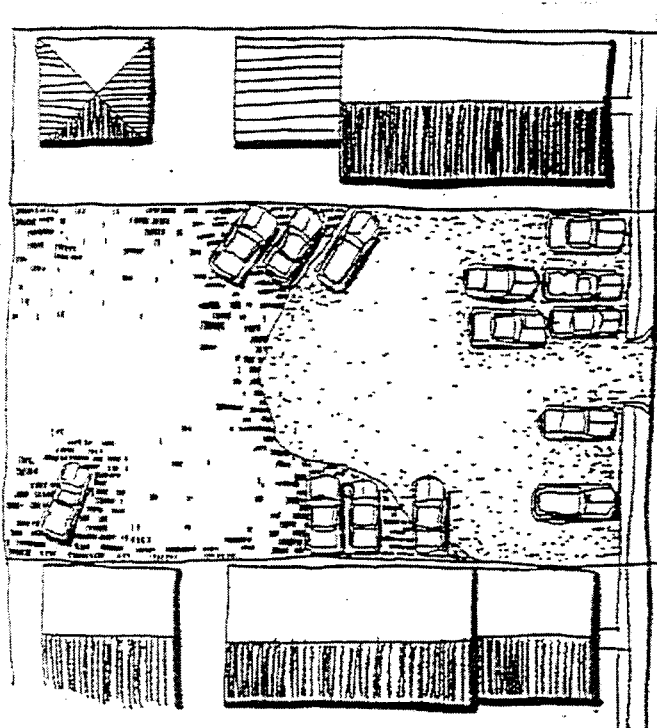
1. New curb cuts whenever existing curb cuts or alley access is available.
2. Residential or suburban fencing styles, including chain link, for installation around a parking lot.

RANSOM PLACE CONSERVATION DISTRICT
PARKING LOT STANDARDS

APPROPRIATE



INAPPROPRIATE



PUBLIC INFRASTRUCTURE STANDARDS

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to public infrastructure is exempt, except as noted in "Subject to Review and Approval," examples of exemptions include:

- **Repaving of streets in the same manner and with the same material as existing**
- **Installation of signs or other fixtures by public agencies to promote traffic and pedestrian safety**
- **Replacement of existing light poles and fixtures with new ones to match**
- **Installation of new sidewalks and curbs to replace existing sidewalks of the same width, pattern and material**

SUBJECT TO REVIEW AND APPROVAL

- **Change in the material, pattern or color of street paving, sidewalks, and curbs**
- **Alterations to the width or location of streets and sidewalks**
- **Installation of new light fixtures in the public right-of-way**
- **Freestanding pole and ground signs**

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED

1. Stone curbs should be retained and preserved whenever possible.
2. Brick street gutters should be retained and preserved.
3. New public street lights should be compatible with the history of the neighborhood.

NOT RECOMMENDED

1. Widening streets when there is a negative impact on the character of the neighborhood and adjacent buildings.

DEMOLITION GUIDELINES

SUBJECT TO REVIEW AND APPROVAL

- Demolition of primary structures
- Demolition or removal of additions to primary structures
- Partial demolition of primary structures

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These are the same guidelines as those for historic districts.

INTRODUCTION

This section explains the type of work considered in this plan to be demolition as well as the criteria to be used when reviewing applications for Certificates of Appropriateness that include demolition. Before receiving any permits or undertaking any work that constitutes demolition, a Certificate of Appropriateness or Authorization from the Indianapolis Historic Preservation Commission must be issued.

DEMOLITION DEFINITION

For the purpose of this plan, demolition shall be defined as the razing, wrecking or removal by any means of the entire or partial exterior of a structure. The following examples are meant to help define demolition and are not all-inclusive.

1. The razing, wrecking or removal of a total structure.
2. The razing wrecking or removal of a part of a structure, resulting in a reduction in its maw, height or volume.
3. The razing, wrecking or removal of an enclosed or open addition.

Some work that may otherwise be considered demolition may be considered rehabilitation, if done in conjunction with an IHPC Certificate of Appropriateness for rehabilitation. Examples include:

1. The removal or destruction of exterior siding and face material, exterior surface trim, and portions or exterior walls.
2. The removal or destruction of those elements which provide enclosure at openings in any exterior wall (e.g., window units, doors, panels.)
3. The removal or destruction of architectural, decorative or structural features and elements which are attached to the exterior of a structure (e.g., parapets, cornices, brackets, chimneys).

Examples of work not included in demolition:

RANSOM PLACE CONSERVATION DISTRICT
PUBLIC INFRASTRUCTURE STANDARDS

1. Any work on the interior of a structure.
2. The removal of exterior utility and mechanical equipment
3. The removal, when not structurally integrated with the main structure, of awnings, gutters, downspouts, light fixtures, open fire escapes and other attachments.
4. The removal of signs.
5. The removal of paint.
6. The removal of site improvement features such as fencing, sidewalks, streets, driveways, curbs, alleys, landscaping and asphalt
7. The replacement of clear glass with no historic markings.

NOTE: Items 2,3,4,5 and 6 may be considered rehabilitation and may require a Certificate of Appropriateness under other guidelines in this plan.

CRITERIA FOR DEMOLITION

The IHPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter only if it finds one or more of the following:

1. The structure poses an immediate and substantial threat to the public safety.
2. The historic or architectural significance of the structure or part thereof is such that, in the Commissions opinion, it does not contribute to the historic character of the structure and the district, or the context thereof.
3. The demolition is necessary to allow new development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, *for which* demolition is sought, and/or
4. The structure or property cannot be put to any reasonable economically beneficial use for which it is or may be reasonably adapted without approval of demolition.

The IHPC may ask interested individuals or organizations for assistance in seeking an alternative to demolition.

When considering a proposal for demolition, the IHPC shall consider the following criteria for demolition as guidelines for determining appropriate action:

Condition

Demolition of an historic building may be justified by condition, but only when the damage or deterioration to the structural system is so extensive that the building presents an immediate and substantial threat to the safety of the public. In certain instances demolition of selective parts of the building may be authorized after proper evaluation by the Indianapolis Historic Preservation Commission.

Significance

The Commission has the responsibility of determining the significance of a structure and whether it contributes to the district. It shall consider the architectural and historical significance of the structure individually, in relation to the street, and as a part of the district as a whole. These same considerations will be given to parts of the building. The Commission will also consider how the loss of a building or a portion thereof, will affect the character of the district, the neighboring buildings, and in the case of partial demolition, the building itself. Buildings that are noted in the plan as non-contributing or potentially contributing shall be researched to confirm that there is no obscured architectural or historical significance.

In making its determination of significance, the Commission shall consider the following:

1. Architectural and historic information included in this plan.
2. Information contained in the district's National Register nomination.
3. Information contained in any other professionally conducted historic surveys pertaining to this district.
4. The opinion of its professional staff.
5. Evidence presented by the applicant
6. Evidence presented by recognized experts in architectural history.

Replacement

Demolition of a structure may be justified when, in the opinion of the Commission, the proposed new development with which it will be replaced is of greater significance to the preservation of the district than retention of the existing structure. This will only be the case when the structure to be demolished is not of material significance, the loss of the structure will have minimal effect on the historic character of the district, and the new development will be compatible, appropriate and beneficial to the district.

To afford the Commission the ability to consider demolition on the basis of replacement development, the applicant shall submit the following information as required by the Commission or its staff.

1. Elevations and floor plans.
2. A scaled streetscape drawing showing the new development in its context (usually including at least two buildings on either side.)
3. A site plan showing the new development and structure(s) to be demolished.

RANSOM PLACE CONSERVATION DISTRICT
PUBLIC INFRASTRUCTURE STANDARDS

4. A written description of the new development.
5. A time schedule for construction and evidence that the new construction will occur.
6. Any other information which would assist the Commission in determining the appropriateness of the new development and its value relative to the existing structure(s).

Economics

If requested by the applicant, the Commission shall consider whether the structure or property can be put to any reasonable economically beneficial use for which it is or may be adapted including (for income producing property) whether the applicant can obtain a reasonable economic return from the existing property without the demolition. The owner has the responsibility of presenting clear and convincing evidence to the Commission. The

Commission may prepare its own evaluation of the property's value, feasibility for preservation, or other factors pertinent to the case.

To afford the Commission the ability to consider the economic factors of demolition, the applicant shall submit the following information when required by the Commission:

1. Estimate of the cost of the proposed demolition and an estimate of any additional costs that would be incurred to comply with recommendations of the Commission for changes necessary for the issue of a Certificate of Appropriateness.
2. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for rehabilitation.
3. Estimated market value of the property both in its current condition, and after completion of the proposed demolition to be presented through an appraisal by a qualified professional appraiser.
4. An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure.
5. For property acquired within twelve years of the date an application for a Certificate of Appropriateness is filed:
 - amount paid for the property,
 - the date of acquisition,
 - the party from whom acquired, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was acquired, and
 - any terms of financing between the seller and buyer.
6. If property is income-producing, the annual gross income from the property for the previous two years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.

RANSOM PLACE CONSERVATION DISTRICT
DEMOLITION STANDARDS

7. Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two years.
8. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing or ownership of the property.
9. Any listing of the property for sale or rent, price asked and offers received, in any, within the previous two years. .
10. Copy of the most recent real estate tax bill.
11. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other method.

Any other information which would assist the Commission in making a determination as to whether the property does yield a reasonable return to the owners, e.g. proforma financial analysis.

BUILDING INVENTORY



923 Paca Street (2001)

RANSOM PLACE CONSERVATION AREA

BUILDING INVENTORY

(Not part of the adopted plan)

NOTE: Following photos were taken by IHPC Staff on December 4, 2001.

CALIFORNIA STREET

Vacant Lots

803 California Street & 518 W. Saint Clair Street



House

804 California Street



RANSOM PLACE CONSERVATION DISTRICT

CALIFORNIA STREET

House

807 California Street



Vacant Lot

808 California



CALIFORNIA STREET

House

811 California Street



House

812 California Street



CALIFORNIA STREET

House

815 California Street



House

816 California Street

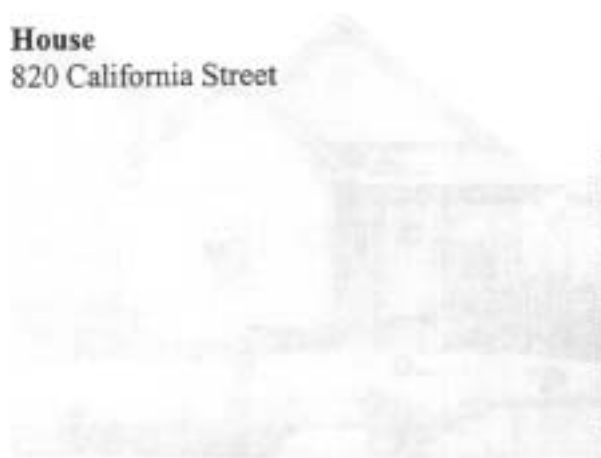


CALIFORNIA STREET

House
819 California Street



House
820 California Street



CALIFORNIA STREET

House

824 California Street



House

825 California Street



CALIFORNIA STREET

House
828 California Street



Double Residence
830-32 California Street



CALIFORNIA STREET

House

831 California Street



House

833 California Street



CALIFORNIA STREET

House

835 California Street



Vacant Lot

836 California Street



CALIFORNIA STREET

House

839 California Street



House

840 California Street



CALIFORNIA STREET

House

843 California Street



House

844 California Street



CALIFORNIA STREET

House

847 California Street



House

848 California Street



CALIFORNIA STREET

House

852 California Street



House

901 California Street



CALIFORNIA STREET

Double Residence

902-04 California Street



Vacant Lots

903-907-911-915-917 California Street



CALIFORNIA STREET

House

908 California Street



Double Residence

912-914 California Street



CALIFORNIA STREET

House

916 California Street



House

920 California Street



CALIFORNIA STREET

Double Residence

922-924 California Street



House

923 California Street



CALIFORNIA STREET

House

927 California Street



House

928 California Street



CALIFORNIA STREET

House

932 California Street



Vacant Lots

933-935 California Street



CALIFORNIA STREET

Double Residence

934-936 California Street



House

941 California Street



CALIFORNIA STREET

House

942 California Street



Vacant Lots

943 California, 515-521 West 10th Street



CALIFORNIA STREET

House

946 California Street



Vacant Lots

950-952 California Street



CAMP STREET

House
811 Camp Street



House
812 Camp Street



CAMP STREET

House

813 Camp Street



House

816 Camp Street



CAMP STREET

House
817 Camp Street



House
820 Camp Street



CAMP STREET

Vacant Lot
821 Camp Street



Double Residence
822-24 Camp Street



CAMP STREET

House
827 Camp Street



House
828 Camp Street



CAMP STREET

House

829 Camp Street



House

832 Camp Street



CAMP STREET

Double Residence
833-835 Camp Street



Double Residence
834-36 Camp Street



CAMP STREET

Triple Residence

837-839-841 Camp Street



House

840 Camp Street



CAMP STREET

House
844 Camp Street



House
845 Camp Street



CAMP STREET

House
848 Camp Street



House
849 Camp Street



CAMP STREET

House
853 Camp Street



House
854 Camp Street



CAMP STREET

House

909 Camp Street



House

911 Camp Street



CAMP STREET

House
917 Camp Street



House
919 Camp Street



CAMP STREET

House

920 Camp Street



House

921 Camp Street



CAMP STREET

House
924 Camp Street



House
925 Camp Street



CAMP STREET

House

927 Camp Street



House

928 Camp Street



CAMP STREET

House
932 Camp Street



House
933 Camp Street



CAMP STREET

House

936 Camp Street



House

937 Camp Street



CAMP STREET

House
940 Camp Street



House
941 Camp Street



CAMP STREET

House

943 Camp Street



House

944 Camp Street

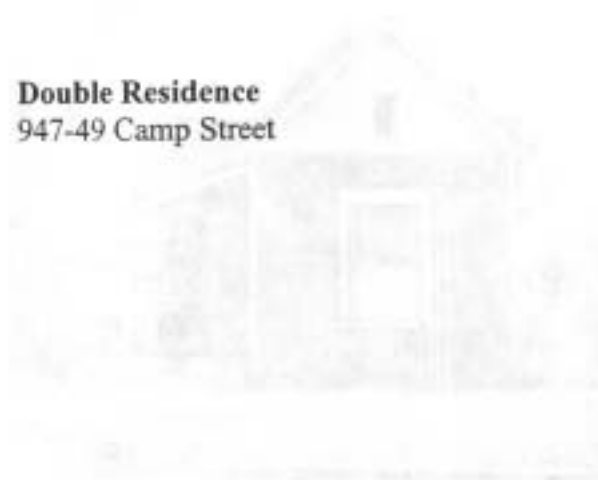


CAMP STREET

House
945 Camp Street



Double Residence
947-49 Camp Street



CAMP STREET

House

948 Camp Street



House

951 Camp Street



CAMP STREET

House
952 Camp Street



House
954 Camp Street



CAMP STREET

House

958 Camp Street



DR. MARTIN LUTHER KING, JR. DRIVE

Vacant Lots

806-812-814-818-822-826 Dr. Martin Luther King, Jr. Drive



Special Use Property

830 Dr. Martin Luther King, Jr. Drive



DR. MARTIN LUTHER KING, JR. DRIVE

House

838 Dr. Martin Luther King, Jr. Street



Vacant Lot

842 Dr. Martin Luther King, Jr. Drive



DR. MARTIN LUTHER KING, JR. DRIVE

House

846 Dr. Martin Luther King, Jr. Drive



Parking Lot

850 Dr. Martin Luther King, Jr. Drive



DR. MARTIN LUTHER KING, JR. DRIVE

Church

902 Dr. Martin Luther King, Jr. Drive



Parking Lot

902 Dr. Martin Luther King, Jr. Drive



DR. MARTIN LUTHER KING, JR. DRIVE

Vacant Lots

928-932 Dr. Martin Luther King, Jr. Drive



House

936 Dr. Martin Luther King, Jr. Drive



DR. MARTIN LUTHER KING, JR. DRIVE

House

938 Dr. Martin Luther King, Jr. Street



Vacant Lots

944, 946, 954 Dr. Martin Luther King, Jr. Drive & 507 W. 10th Street



DR. MARTIN LUTHER KING, JR. DRIVE

Gas Station

1010 Dr. Martin Luther King, Jr. Drive



Vacant Lot

1040 Dr. Martin Luther King, Jr. Drive



DR. MARTIN LUTHER KING, JR. DRIVE

Apartment Building

1022 Dr. Martin Luther King, Jr. Drive



Vacant Lot

1030 Dr. Martin Luther King, Jr. Drive



DR. MARTIN LUTHER KING, JR. DRIVE

Double Residence

1032-1034 Dr. Martin Luther King, Jr. Drive



House

1038 Dr. Martin Luther King, Jr. Drive



DR. MARTIN LUTHER KING, JR. DRIVE

Double Residence

1040-1042 Dr. Martin Luther King, Jr. Drive



PACA STREET

House
803 Paca Street



House
807 Paca Street



PACA STREET

House

811 Paca Street



House

815 Paca Street



PACA STREET

House
821 Paca Street



House
823 Paca Street



PACA STREET

House

827 Paca Street



House

831 Paca Street



PACA STREET

House
835 Paca Street



House
839 Paca Street



PACA STREET

House

843 Paca Street



Double Residence

901-903 Paca Street



PACA STREET

House
907 Paca Street



House
911 Paca Street



PACA STREET

House

915 Paca Street



House

921 Paca Street



PACA STREET

House
923 Paca Street



House
927 Paca Street



PACA STREET

House

931 Paca Street



House

935 Paca Street



PACA STREET

House
937 Paca Street



House
943 Paca Street



9th & 10th STREETS

Church

702 West 9th Street



House

609 West 10th Street



Ransom Place Address Map

Ransom Place Conservation District



**Indianapolis
Historic Preservation
Commission**

June 3, 1998

Produced By: The GIS Section

Data Source: The City of Indianapolis
Geographic Information Systems



This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or merchantability.

50 0 50 Feet



10th STREET

House
615 West 10th Street



House
621 West 10th Street



11th STREET

House
515 11th Street

